I. Call to Order

HLBAC Chair Wilber called the meeting to order at 11:35 a.m.

II. Roll Call & Disclosures

Chair Wilber disclosed, with regard to HLBAC Resolution 2019-08, she had represented Alaska Mental Health Trust Authority on an unrelated zoning issue. Commissioners agreed there is no conflict. No other disclosures or conflicts were noted.

Staff Present:
Robin E. Ward, Executive Director
Shelley Rowton, Land Management Officer
Tawny Klebesadel, Office Manager

Commissioners Present:
Wende Wilber, Chair
Jim Fredrick, Vice-Chair
Ron Tenny, Commissioner
Kati Capozzi, Commissioner

Commissioners Absent:
Brad Quade, Commissioner (Excused)
Vicki Gerken, Commissioner (Excused)
Peggy Looney, Commissioner (Excused)

III. Approval of the October 10, 2019 Agenda

Commissioner Kati Capozzi moved to approve the agenda. The motion was seconded and approval of the agenda passed unanimously.

IV. Director’s Report

Director Robin Ward shared that Chair Wilber had accepted another position out of state and plans to delay the election of HLBAC officers until appointment of a new Commissioner. The HLB Plan update is clean, concise, and educational.

Chair Wilber moved on to action items.

V. Proposed Action Items and Public Hearings:

Ms. Shelley Rowton reported the original parcel was acquired from HUD in 1997 on the condition that the condemned and vacant apartment buildings on the site be demolished. The buildings were demolished, ground, and buried on a portion of the parcel. Asbestos and hazardous materials were removed from the debris prior to burial, and the site was certified closed with no institutional controls in place by ADEC. The lot has 325' on frontage, however the Joint Base Elmendorf-Richardson (JBER) fence is encroaching most of that. We will be requesting JBER relocate the fencing. This will allow for a 32' driveway access. We’ve received interest from ACDA to purchase the property. The tract is zoned R-3-5L (mixed Residential - Special Limitations). The Planning Department will determine how much of the special limitations were satisfied with the development of the eastern portion. Rough calculation estimates construction of a cul-de-sac could contain 8-10 single or multi-family lots. Staff recommend approval with a reversionary clause of having to develop the property within five years. Mr. Fredrick inquired what level of development. Director Ward responded construction of a poured foundation. Chair Wilber asked the size of the lot, Director Ward responded 1.6 acres. Mr. Tenny inquired if there’s a nearby Homeowner’s Association (HOA). Director Ward responded yes and the Northpointe Bluff condo association. They have inquired about buying it themselves for open space. Chair Wilber asked if there were any more Commissioner questions, seeing none, opened the public hearing.

Marjory Hughes, Government Hill Community Council and Northpointe Bluff 1 HOA, the GHCC is very concerned about the development of this property and increased traffic. GHCC requests that this action is tabled until HLB staff come out and talk to GHCC during the November meeting. GHCC and HOA request a community garden that tie in with the park and the trail. Outdoor green space is important for children’s health, well-being, safety, and security. We strongly recommend that there is further discussion prior to putting it up for sale. Ms. Capozzi inquired if the HOA could bid. Director Ward stated anyone can bid. Ms. Hughes stated they’re a non-profit and could only buy if price was reduced significantly. Mr. Tenny asked the appraised value. Director Ward responded $399,000. Chair Wilber asked if there were any Commissioner questions for Ms. Hughes, seeing none, closed the public hearing.

Ms. Capozzi inquired what is the typical procedure for public outreach. Director Ward responded the public and community council is notified and if they request, we provide a presentation. We’re happy to do so. Before we go to the Assembly, we will go to the GHCC and answer questions.

Chair Wilber asked if there were any Commissioner questions for staff, seeing none, closed the public hearing. Ms. Capozzi moved to approve, the motion was seconded, and passed unanimously.

This motion: Passed 4-0

Chair Wilber moved on to the next action item.

b. HLBAC Resolution 2019-08: A Resolution recommending approval of the disposal by non-competitive sale of HLB Parcel 3-073, legally described as Lot 32A Block 10 1st Addition to the Alaska Industrial Subdivision (Plat 64-141) and amendment of the 2019 Heritage Land Bank Annual Work Program and 2020-2024 Five-Year Management Plan.

Ms. Rowton reported the 2011 acquisition of the Porcupine building was from Alaska Department of Natural Resources, with a reversionary clause for public purpose. Currently it utilized by the non-profit agency, Alaska WorkSource, at a less than fair market value lease for re-entry training programs. The Alaska Mental Health Trust Authority (AMHTA) approached HLB for disposal. AMHTA intends to utilize it for non-profit agencies to implement AMHTA programs, therefore qualifies as a public purpose. The building is in need of major repairs. The location allows for more efficiencies by economy of scale for AMHTA. There are 5 bus stops within a ½ mile and it has safe accessibility. There will likely be a need to negotiate an easement. We expect the AMHTA Board to pass a resolution
of support. Staff recommend approval. Director Ward added that this is the only building in the HLB inventory. It used to house the Oil & Gas division office space. It is a plain old building that was vacant for 8 years. After acquisition, we abated asbestos. Only another government agency can use it. The lessee, in lieu of rent, has made upgrades. The roof is in need to repair and the bond proposition to do that failed. AMHTA proposes to utilize the 12,000 s.f. building to house Consumer Web and Consumer Choices. Chair Wilber added this is for mental health services, not the homeless. Ms. Rowton added that NAMI is losing their lease, so there’s potential for a third tenant. Director Ward confirmed Mr. Tenny’s inquiry if it was non-competitive, and added the appraisal is due October 17th and our hope is that HLB will be made whole.

Chair Wilber asked if there were any more Commissioner questions, seeing none, opened the public hearing. Seeing no persons present to provide testimony, closed the public hearing. Mr. Fredrick moved to approve, the motion was seconded, and passed unanimously.

This motion: Passed 4-0

Chair Wilber moved on to the next action item.

c. HLBAC Resolution 2019-09: A Resolution recommending approval of the withdrawal of HLB Parcel 5-024 from the Heritage Land Bank Inventory, legally described as Tract B Industrial Park 6800 Subdivision (Plat 83-162), and placement into the Real Estate Services general inventory.

Ms. Rowton reported HLB Parcel 5-024 was donated to MOA in 2004, subject to a conservation easement and utility easement (indicating parcel on an aerial map containing Blueberry Lake). The donation was made as a condition of a U.S. Army Corps of Engineers (Corps) fill permit. The permittee was to convey title to the MOA with a 3rd party managing the easement. In order to maintain checks and balances desired by the Corps, it is proper that two distinct departments within MOA accept authority over certain aspects of land management. This is a housekeeping action. If approved by the Assembly, HLB will continue to manage the conservation easement and once placed into the Real Estate Services general inventory, the Real Estate Department will assume land management authority of the parcel. Staff recommend approval. Director Ward added the area is heavily treed and you can’t see Blueberry Lake from Minnesota Dr. It has no real access.

Chair Wilber asked if there were any Commissioner questions, seeing none, opened the public hearing. Seeing no persons present to provide testimony, closed the public hearing. Mr. Tenny moved to approve, the motion was seconded, and passed unanimously.

This motion: Passed 4-0

VI. Appearance Request(s)

Seeing no Appearance Requests, Chair Wilber moved on to Persons or Items not on the Agenda.

VII. Persons or Items not on the Agenda

Chair Wilber seeing no other persons wishing to provide testimony or comments, moved on to Commissioner Comments.

VIII. Commissioner Comments
Chair Wilber asked if there were any individual Commissioner comments, seeing none, Chair Wilber went on to the next scheduled meeting.

IX. Next Meeting

Chair Wilber stated the next regularly scheduled commission meeting date will be at 11:00am, Thursday, November 14, 2019 in conference room 170 of the Permit & Development Center.

X. Adjournment

Following the completion of business, Mr. Tenny moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 12:05 p.m.

PASSED and APPROVED on this, the 12th day of December, 2019.

[Signature]
Wende Wilber, 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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