HERITAGE LAND BANK ADVISORY COMMISSION
Meeting

December 13, 2018, 11:30 a.m.

Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska

Meeting Minutes

I. Call to Order

Commission Vice-Chair Kati Capozzi called the meeting to order at 11:33 a.m.

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

Commissioners Absent:
Brad Quade, Commissioner (Excused)

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

II. Approval of the December 13, 2018 Agenda and the Meeting Minutes of September 12, 2018

Commissioner Jim Fredrick moved to approve the agenda. The motion was seconded and approval of the agenda passed unanimously. Commissioner Wende Wilber moved to approve the meeting minutes of September 12, 2018. The motion was seconded and approval of the minutes passed unanimously.

III. Election of Officers:
   a. HLBAC Chair
      Vice-Chair Capozzi opened the floor up to nominations for Chair and Vice-Chair. Commissioner Peggy Looney made a motion to nominate Ms. Wilber to be HLBAC Chair. The motion was seconded. There were no objections nor further nominations. Ms. Wilber was voted to assume the HLBAC Chair by unanimous vote.
   b. HLBAC Vice-Chair
      Ms. Looney made a motion to nominate Mr. Fredrick to be HLBAC Vice-Chair. The motion was seconded. There were no objections nor further nominations. Mr. Fredrick was voted to assume HLBAC Vice-Chair by unanimous vote.

IV. Director’s Report

Director Robin Ward reported that there has been a change in HLB staff; Kristy Despars is no longer with the Department. That position is funded half by HLB and half by Real Estate Services. We’re possibly seeking to go in a different direction. We’ll let you know if we’re going to put that position back out there again. Ms. Ward added that the Mayor has appointed and we are expecting the Assembly to confirm Vicki Gerken as the new HLBAC Commissioner. Director Ward introduced Ms. Gerken and described her credentials and expertise.

V. Proposed Action Items and Public Hearings:
   a. HLBAC Resolution 2018-10: A Resolution recommending Assembly approval of the disposal by perpetual, non-exclusive public use easements to Alaska Department of Transportation & Public
Facilities and the U.S. Department of Interior Bureau of Land Management of portions within HLB Parcel 3-058, legally described as SW4 SW4 NW4 SEC 3 T12N R3W.

Nicole Jones-Vogel provided the staff report referring back to the previous presentation provided by ADOT&PF staff. They’re looking to improve access to the Campbell Tracts and to align it with the intersection. There is a need for HLB land to improve that right of way (ROW). Two easements are being requested. One is to ADOT&PF; the portion along Elmore Rd. The other is to the BLM (indicating that portion on the map). At some point there may need to be a trail easement for pedestrian safety, but ADOT&PF would be better to answer the question if this easement includes that or not. The only comment we received was from Parks & Rec that it would be important for the community to have that connection. Unfortunately, the way the funding comes through, it wasn’t easily to be able to lump that in to the original project request. But there may be a separate project at a later date that would include that. Edith McKee, ADOT&PF Project Manager presented the alternative route that was selected. Alicia Sweeney, ADOT&PF Designer explained the update to what was originally presented was a setback for drainage along Elmore and an intersection crossing for Moosetrack Trail would be constructed instead of a mid-stream crossing. Smoke Jumper parking and trail access will be expanded. It will be a much safer facility for people and will alleviate traffic congestion that’s occurring (indicated on map). Everybody will use the signalized intersection to access BLM.

Ms. Wilber asked if there would be another easement needed when the trail comes through. Ms. McKee responded no, with the existing funding we were authorized to acquire the additional easement that would be needed for future trail development. The funding was structured not to allow for trail construction because the project is for realigning the road. We can reconnect any disturbed or disrupted facilities, so we can realign Moosetrack Trail and Smoke Jumper, but we can’t create entirely new trail connection. Director Ward asked if the requested easement was specific to ROW? Ms. Jones-Vogel responded it is a public use easement. Ms. Wilber stated it doesn’t appear the easement is long enough to tie back into the trail easement at the intersection. Ms. McKee responded it will go back into the BLM property (indicating on the map).

Vice-Chair Capozzi opened up the public hearing and 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 5-0

b. HLBAC Resolution 2018-11: A Resolution recommending Assembly approval of the disposal by lease exercising the first five-year option to Alascom, Inc. dba AT&T Alaska for HLB Parcels 6-050, 6-049, and a portion within 6-048, legally described as Lots 12, 13, and 14 Block 2 USS 1177 Original Townsite of Girdwood.

Ms. Jones-Vogel reported HLB has a lease with Alascom, Inc. dba AT&T Alaska for telecommunication facilities and they’ve been on this site in Girdwood for a long time. We are looking to extend an option and do a little bit of clean-up work. Our lease was a twenty-year lease and when we first came to HLBAC we asked for a lease for at least five years, which implied that it could be longer. We just want to put it on paper exactly what we’re doing here. This is for the first five-year option. They have been compliant with their lease agreement, their COIs, and it’s fair market. We do have a survey of the site and we do not have any objection to exercising the option. We just have one comment from AWWU. They do have facilities on the property (indicating on the map). They’ve been co-located on the property for many years and they have no objection to the use. Commissioner Ron Tenny commented that the Girdwood Land Use Committee had no issues with this activity. Director Ward stated we’ve had no maintenance issues, security issues, and no complaints that she’s aware of. It certainly has a community benefit to have that cell tower in Girdwood. Ms. Wilber inquired if AWWU has a separate agreement. Ms. Ward responded they have management authority of their portion. So, yes, they do have a separate agreement.
Vice-Chair Capozzi opened up the public hearing and seeing no persons present to provide testimony, closed the public hearing. Ms. Wilber moved to approve. The motion was seconded and passed unanimously.

This motion: **Passed 5-0**

VI. Appearance Request(s)

a. **John Tatham and Rob Cupples, 3rd Avenue Radicals** provided an update regarding the Radicals’ efforts and outcomes this past year.

John Tatham, **3rd Avenue Radicals** reported that they’ve been on a parallel path with HLB regarding the use of the Former Native Hospital Site (FNHS) for a couple of years. **Mr. Tatham** recommends that there be more focus on interim uses for the FNHS. There is a strong effort on long-term uses and that is important and we hope that it will end up that way, but we would suggest that a strong look and a little bit more emphasis be on interim projects, like the farming. There are several valuable ideas. The reason is that all of the long-term uses are far on the horizon and the fear is that it may be a flash in the pan if there’s isn’t some more action happen now. We should maintain it and build on the momentum we have now. This will create a better atmosphere for any long-term use later. There has been universal support in all of the stakeholder thinking groups for a memorial site for the FNHS. This will create a lot more talk and there is a surprising amount of interest in this. Ms. Wilber commented that she and Ms. Looney had attended a focus group meeting and it was an excellent presentation. She supports relocating ABATE, the motorcycle training, to help activate the site and keep up momentum. Ms. Wilber shared that it was very interesting to learn about the history of the site and the memorial is really compelling. There was an impressive turn-out for a public meeting, a lot of interest, and a lot of consensus. Ms. Looney concurred. Mr. Tenny added that he had also attended and was also focused on the history and the memorial aspect from a tourist viewpoint, suggesting that a small Native Heritage Center at the site would be greatly visited by locals as well. **Mr. Tatham** added that it will be interesting to see all the ideas that will come from this planning process. **Jim Renkert, 3rd Avenue Radicals** thanked the Commission, it was about a year ago when the **3rd Avenue Radicals** came in front of the Commission asking for this planning process, expressing he was delighted when it got underway. **Mr. Renkert** requests a market study following the planning process to see what the actual interest, if any, would be from a developer’s perspective.

b. **Elizabeth Hodges and Danny Consenstein, Alaska Food Policy Council**, provided a presentation regarding the efforts and outcomes that occurred on the Former Native Hospital Site, HLB Parcels 4-046 and 4-047, during the 2018 growing season.

**Danny Consenstein and Elizabeth Hodges, Alaska Food Policy Council**, partnered the presentation with highlighting community engagement, relationship building, and growing food focused on the FNHS site, specific to the Downtown Anchorage Urban Farming project. An EPA grant for pre-technical assistance was awarded and accomplished. Successes were shared through use of visual presentation. The FNHS would be considered a model of northern urban gardening, the focus on food security. Food brings people together. A wide variety of positive cultural and economic outcomes were shared. Integrating this project with the overall master planning process could be achieved with all of the mixed use ideas. We look forward to more planting in the spring. Mr. Tenny inquired if a farmer’s market had been considered. **Mr. Consenstein** responded they had - in a possible food stand and added that in addition to growing food and the health aspect of the project that there’s an economic side to teach, as well. Mr. Tenny added that the project with the memorial lends well to tourism. **Ms. Hodges** added that thought had gone into the designs. Ms. Jones-Vogel added that the stakeholder group had also focused on that and starting small in activating this site through this use and then going forward building on the successes. We intend on having a draft master plan out for public review on February 14, 2019.
Mr. Renkert, 3rd Avenue Radicals added Fairview is an economic revitalization area, but the FNHS is just outside of the area, but hopeful it could be added at a later date. Mr. Renkert also added that professionally he is the State Forester and there are grants available for tree planting, food forests, and community orchard development. There may be some grant funding available for a food demonstration project like this one. Mr. Renkert shared photos of tree planting in fish tanks and looks forward to working with the Alaska Food Policy Council on a grant application.

Dick Madsager, previous Native Hospital Administrator (1985-2000) shared history of the site, commented on his excitement for both interim and long-term uses, and his hope to bring people back to the site. Mr. Madsager shared that there was significant contamination remediation and it would be interesting to see how well they accomplished that.

Vice-Chair Capozzi moved on to Persons or Items not on the Agenda.

VII. Persons or Items not on the Agenda

Vice-Chair Capozzi seeing no persons wishing to provide testimony or comments, moved on to the Work Session after briefly pausing for a meal break (12:37pm).

VIII. Work Session

Review and discussion of the Draft 2019 HLB Annual Work Program and 2020-2024 Five-Year Work Plan resumed after a meal break (12:55pm; minutes are not taken during work sessions).

IX. Commissioner Comments

Vice-Chair Capozzi asked if there were any further Commissioner comments, and seeing none, went on to the next scheduled meeting.

X. Next Meeting

Vice-Chair Capozzi stated the next regularly scheduled commission meeting date will be at 11:30am, Thursday, January 10, 2019 in the Permit & Development Center conference room 170, at 4700 Elmore Road.

XI. Adjournment

Following the completion of business, Mr. Fredrick moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 1:31 p.m.

PASSED and APPROVED on this, the 10th day of January, 2019.

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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