HERITAGE LAND BANK ADVISORY COMMISSION
Meeting

December 14, 2017, 1:00 p.m.

3101 Science Circle, Anchorage, Alaska
University of Alaska: Anchorage Planetarium & Visualization Theatre

Meeting Minutes

I. Call to Order

Commission Chair Tim Trawver called the meeting to order at 11:45 a.m.

Commissioners Present:
Tim Trawver, Chair
Peggy Looney, Commissioner
Brad Quade, Commissioner
Ron Tenny, Commissioner
Wende Wilber, Commissioner

Commissioners Absent:
Kati Capozzi, Vice-Chair
Jim Fredrick, Commissioner

Staff Present:
Nicole Jones-Vogel, Land Management Officer
Kristy Despars, Land Management Officer
Tawny Klebesadel, Office Manager

II. Approval of the December 14, 2017 Agenda and November 9, 2017 Meeting Minutes

Commissioner Wende Wilber moved to approve the agenda as presented. The motion was seconded and approval of the agenda passed unanimously. Ms. Wilber moved to approve the minutes of November 9, 2017, the motion was seconded and the item passed unanimously.

III. Director’s Report

Ms. Robin Ward waived the Director’s report in lieu of allowing ample time for the retreat following the meeting. Ms. Ward stated we have been meeting often and keeping the commission updated on our projects.

IV. Proposed Action Items and Public Hearings:

a. HLBAC Resolution 2017-10: A Resolution recommending Assembly approval of the disposal by non-competitive twenty (20) year ground lease to Special Olympics Alaska of HLB Parcel 3-010, legally described as Fragment Lot 12 Tract 1A-1 Mountain View Development Subdivision (Plat 2016-99; PID 004-051-42), and amending the 2016 HLB Annual Work Program and 2017-2021 Five-Year Management Plan.

Land Management Officer Nicole Jones-Vogel shared the history of the parcel and the associated contamination of the site. The State of Alaska had leased the property to Frank Jones. The parcel has been in the HLB inventory since 1979, where we acquired the parcel, subject to the existing lease. The
lessee passed away in 2003. HLB determined the presence of contaminites through Phase I & II Environmental Site Assessments dating back to 2003. The site was a former heavy machinery repair, maintenance, and storage site, since the early 1940s. State grant funds for an ESA to determine the extent and concentration of the contamination were applied for and awarded. The site had known contaminites in the soil, but the lateral extent of soil contaminitation had not been fully determined. More specifically, it was unclear if the contaminitation crossed the property line. During a grant application in 2013, a reuse option was explored with Special Olympics Alaska due to their close proximity and their interest in expansion. At that time, Special Olympics Alaska had a parking expansion need and the proposal included plans for reuse into a parking lot. HLB reapplied for the same State of Alaska grant in 2015 and while unsuccessful, reaffirmed Special Olympics Alaska interest in potential reuse of the site. The reuse need has been modified from a parking lot to a practice and warm-up area for program athletes in a parklike setting. In 2017, HLB completed further testing to address data gaps and has been coordinating with Alaska Department of Environmental Contamination (ADEC) on possible reuse ideas. Special Olympics Alaska has had continued interest in the site for a number of years, however adequate funding had not been previously secured to accomplish Cleanup Complete with Institutional Controls (CCIC) status. HLB considers the Special Olympics Alaska potential reuse plan as a warm-up area for program athletes the highest and best use for the Municipality and the community. During the recent assessment work, Special Olympics Alaska and HLB met with ADEC to explore CCIC options. Now, with site assessment for contaminitates complete, and an interested entity with a reuse plan, there is an opportunity to activate a vacant site into productive use. The park-like area will allow athletes to practice and warm-up for events year-round; track and field in the summer and cross-country skiing in the winter for example. They would also use it for infrequent sporadic parking overflow for events. Long-Range Planning had some comments regarding evaluating the parcel for housing, however contaminitates are going to remain in place and the development of residential housing with the cost of transporting contaminitates off-site makes that potential type of reuse cost-prohibitive. With the Special Olympics Alaska reuse plan, there wouldn’t be any removal of contaminitates. To develop this use with known contaminitates, the site will need to be capped with an impermeable layer – this will require engineering to address stormwater runoff. The expense of the site capping and necessary engineering will be the responsibility of Special Olympics Alaska and will receive oversight by ADEC. The MOA will be responsible for monitoring any institutional controls that ADEC places on the site. This capping and engineering will be expensive and the proposed less than fair market value lease cost reflects that – and they are a non-profit group. HLB staff does not support the Long-Range Planning comments.

Commissioner Peggy Looney asked if the area would be fenced in or could the community say shoot some hoops there. Jim Balamaci responded that the area would be available for use by program athletes, volunteers and partners involved in the program, but did not think Special Olympics would have the capability to open it up to the public as a park. But it will get used by community members. Ms. Looney asked how many program participants would be able to take advantage of the area. Mr. Balamaci responded that they have over 2,000 athletes statewide and we may have between 20 and a 100 athletes at the facility per day. It’s more for training than it is for recreational use. If the community wants to use it and they’ve partnered with us, then we would be happy for them to use it during the day. Ms. Looney asked for an example of a partner you work with. Mr. Balamaci responded UAA, the Mountain View community, law enforcement. Ms. Looney said ok, so it’s not just non-profits. Mr. Balamaci responded, no, this sports and wellness facility is one of only two in the world out of 180 programs. What it’s for is training for those with intellectual and developmental disabilities. They get first use of the facility. It’s
more for training than it is for competition. So having outdoor facilities will allow for training outdoors as well. The facility is also used by those who do not have intellectual or developmental disabilities as secondary users and third we have some of our partners, like the Lyons Club, corporate BP or ARCC. If they have a need for the facility, we would be more than happy the let them utilize it. We don’t charge them a fee. Ms. Looney thanked Mr. Balamaci for clarifying that and asked if the parking would be on the grass when you need it. Mr. Balamaci said there’s a couple of scenarios that we do have. You see that green area on the south side of the facility, we can turn that into asphalt for parking. Or we may come back and request area at this site. We may go to our partners with some pro-bono work and then come back to the folks with the Heritage Land Bank for approval. There’s 100 spaces right now for parking. There’s a few times a year that we need more parking, but it would be more for overflow.

Chair Trawver opened up the public hearing. Seeing no other persons wishing to provide testimony, the public hearing was closed. Mr. Balamaci thanked Robin and added this has been a 15 year project and felt like Jonesy left it for us; Frank Jones was known as Jonesy in the neighborhood. We always said that when that got cleaned up, it would be a good use for Mountain View and for Special Olympics Alaska. My hats off to Nicole and Robin for helping through this whole process – it’s been a long process. We’ll continue to be a good partner and work together to make sure it’s for the good of the community and Heritage Land Bank as well. Also, Saturday, December 16th, there’s a polar plunge at Goose Lake – come on by.

Chair Trawver asked if there were any other commissioner questions. Commissioner Brad Quade said that he’d read the environmental report and said sometimes there’s environmental concerns in the area that aren’t necessarily known. Having another point of reference for any contaminates in the groundwater versus what your groundwater shows, from a liability standpoint, should be something to look at. There is a potential that contaminates may be coming from another source in the area. Ms. Jones-Vogel stated that she believed it was determined to be from the oil changes at this site. Mr. Quade inquired if it was directly into the ground. Ms. Jones-Vogel said that there is a lot of contamination in Mountain View, but for this site, the source is known. Mr. Quade says he’d had a similar situation and it was found that there was a hotter spot that was causing the problems elsewhere. Mr. Quade said that in the area this could be the least of the potential problems. Ms. Jones-Vogel said that the there’s been a lot of testing of the Special Olympics site during development and quite a bit of data available. Ms. Ward added that Glenn Square did as well. Commissioner Ron Tenny added that this goes back to the 1940s and the military. Mr. Quade stated that because Special Olympics has been very familiar dealing with contamination, they would be a good candidate for this lease – you have to be very careful with leasing these types of lands. From what I know about the work you guys did a couple of months ago, it went well, and that lends some credibility. Ms. Jones-Vogel stated that Special Olympics has been a good partner allowing access for testing during the latest assessments and participating with ADEC during this process. Ms. Wilber stated she would be supporting this action and a twenty year lease was appropriate considering the investment that Special Olympics would be putting in to cap it and make it usable for the athletes and it is part of a campus that is a true asset to the Mountain View community. Any other mixed-use development in the area would be cost-prohibitive and may not be the highest and best use next to this unique and world-class facility that serves a very special population. Chair Trawver concurred and added that maybe in twenty years things may change, but now this is the highest and best use. Ms. Wilber moved to approve. The item was seconded and passed unanimously.

This motion: Passed 5-0
V. Persons or Items not on the Agenda

Seeing no persons present to provide testimony, Chair Trawver went on to commissioner comments.

VI. Commissioner Comments

Seeing no commissioners wishing to provide comments, Chair Trawver moved on to the next meeting.

VII. Next Meeting

The next regularly scheduled commission meeting date will be at 11:30 a.m. Thursday, January 11, 2018 in the Permit & Development Center conference room 170, at 4700 Elmore Road, Anchorage, Alaska.

VIII. Adjournment

Following the completion of business, Ms. Wilber moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 12:00 p.m.

PASSED and APPROVED on this, the 8th day of February, 2018.

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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