

HERITAGE LAND BANK ADVISORY COMMISSION  
Meeting

May 11, 2017, 11:30 a.m.

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

Meeting Minutes

I. Call to Order

Commission Chair Trawver called the meeting to order at 11:27 a.m.

**Commissioners Present:**

Tim Trawver, Chair  
Jim Fredrick, Commissioner  
Diana Stone Livingston, Commissioner  
Peggy Looney, Commissioner  
Ryan Mae Lucas, Commissioner  
Wende Wilber, Commissioner

**Staff Present:**

Robin E. Ward, Executive Director  
Nicole Jones-Vogel, Land Management Officer  
Tammy R. Oswald, Land Management Officer  
Tawny Klebesadel, Office Manager

**Commissioners Absent:**

Kati Capozzi, Vice-Chair (Excused)

II. Approval of the May 11, 2017 Agenda and April 13, 2017 Meeting Minutes

Commissioner Jim Frederick moved to approve the agenda as presented. The motion was seconded and approval of the agenda passed unanimously. Mr. Frederick moved to approve the minutes of April 13, 2017, the motion was seconded and the item passed unanimously.

III. Director's Report

Executive Director Robin E. Ward reported the Girdwood Industrial Park Subdivision construction design changes were completed, an addendum for the request for proposals is complete and bidding should start next week. The HLB Plan public hearing will be on the Assembly May 23<sup>rd</sup> agenda. The Carol Creek pro forma will be completed shortly before the site study goes to the Planning & Zoning Commission. The cost of the infrastructure is believed to exceed revenue, however we will continue to proceed with the portion to dispose to AWWU. The permit for the Girdwood Forest Fair has been issued. The Girdwood Plan stakeholders have raised \$2,024 toward the HLB \$10,000 match. The June HLBAC may possibly have action items for a bike park and disposal of HLB Parcel 1-007C.

IV. Appearance Requests:

- b. Campbell Tract Facility Access Improvement presentation (HLB Parcel 3-058), Edith McKee P.E., Project Manager, Alaska Department of Transportation & Public Facilities

Edith McKee, ADOT&PF, provided a presentation on the Campbell Tract Facility Alternate Entrance Alignment (Project No. CSHWY00260/AK BLM AFO 2014(1) to re-align with E. 68<sup>th</sup> Ave, and how it may potentially impact HLB Parcel 3-058. Ms. McKee presented 3 alternatives and also explained the traffic analysis had not been completed. The proposed geotechnical analysis will occur on BLM property in August.

Chair Trawver asked the commissioners if they had any questions. Commissioner Wende Wilber asked if the project would provide for a bike lane. **Ms. McKee** affirmed that there would be a shared-use lane of over 6' wide on the BLM road and the Elmore Rd. bike lane would continue. Commissioner Peggy Looney inquired if the geotechnical work was to test the land that is to be constructed on. **Ms. McKee** responded that they'll walk a drill rig in and take core samples to determine wetlands and any other unknowns. They'll then make recommendations for the road subgrade. The road is intended to have a 20 year life and the road needs to be constructed appropriately.

c. Girdwood Bike Park presentation, **Nick Georgelos, Girdwood Mountain Bike Alliance**

**Mr. Georgelos, Girdwood Mountain Bike Alliance**, provided a presentation for a proposed Girdwood Bike Park surrounding the current Nordic Ski trails. We've presented to the Girdwood Trail and Land Use Committees and will go in front of the GBOS on Monday. Chair Trawver asked if there were any questions from the commissioners. Commissioner Diana Stone Livingston asked if there was going to be any in-kind work done on the project. **Mr. Georgelos** responded there would probably be some in-kind contractor work for trail construction. Ms. Looney commented the Nordic Ski Club did present an expansion proposal and asked if this works with their potential proposal. **Mr. Georgelos** affirmed that it does.

a. HLB Inventory Analysis – UAA Geomatics Senior Project presentation, **Lauren Hartman UAA Student**

Nicole Jones-Vogel introduced **Ms. Hartman, UAA student**, who provided a GIS presentation using a Story Map application, based on the HLB Plan, incorporating wetlands, contaminated lands, site inspection pictures and reports, etc. Terry Lamberson, MOA GIS, inquired if the ADEC information updated automatically in real time. **Ms. Hartman** indicated it did not, but that it would be an interesting project to do that. Ms. Wilber inquired if it had a floodplain mapping layer. **Ms. Hartman** stated it did not, but that would be a good thing to add. Ms. Wilber inquired if it would be easy for staff to update. **Ms. Hartman** affirmed it would. Ms. Jones-Vogel added that MOA GIS staff were in attendance to assist in determining the ease of accomplishing revisions to ensure the commission and the public had access to HLB info. Chair Trawver inquired when it would be available. Ms. Ward indicated it is dependent upon GIS and that HLB would announce when it goes live.

d. HLB Parcel 3-010 Reuse Proposal presentation, **Jim Balamaci, President/CEO, Special Olympics Alaska**

**Mr. Balamaci and Ms. Aisha, Special Olympics Alaska**, provided a presentation regarding the reuse of the contaminated HLB Parcel 3-010 for parking or a park next to the Special Olympics in Mountain View, including future plans for a potential instructional building on the Special Olympics parcel. Ms. Jones-Vogel added more details of the contamination and remediation history, as well as the current contract with Shannon & Wilson for groundwater monitoring and continuing collaboration with DEC for plan and reuse approval. Mr. Balamaci stated the Special Olympics Board was aware and part of their due diligence process would continue to work with Ms. Jones-Vogel and hoping for a positive outcome with a staff preferred alternative of turf over parking area. Chair Trawver asked if the plan is for artificial turf over asphalt and **Mr. Balamaci** affirmed either parking or artificial turf over asphalt. Mr. Fredrick inquired if staff's recommendation would be to sell or lease. Ms. Ward responded that due to existing easements, HLB would recommend a long-term lease.

e. Girdwood Wetland Mitigation Bank Site presentation, **HLB Staff**

Ms. Jones-Vogel provided a presentation on the Girdwood Wetland Mitigation Bank sites evaluation project. Ms. Stone Livingston inquired about the trail use activities within conservation easements. Ms. Jones-Vogel replied that it depends upon the activity and the impact, such as 4-wheeler trails would not be allowed in wetlands.

V. Persons or Items not on the Agenda

Chair Trawver seeing there were no other persons present to provide comments, indicated moving on to commissioner comments.

VII. Commissioner Comments

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

VIII. Next Meeting

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, June 8, 2017.

VIII. Adjournment

Following the completion of business, Ms. Stone Livingston moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 12:39 p.m.

PASSED and APPROVED on this, the 8th day of June, 2017.



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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