

HERITAGE LAND BANK ADVISORY COMMISSION

Meeting

June 11, 2020, 11:30 a.m.

Virtual meeting via Microsoft Teams and telephonic hearing

Meeting Minutes

I. Call to Order

HLBAC Acting Chair Fredrick called the meeting to order at 11:34 a.m.

II. Roll Call & Disclosures

No disclosures or conflicts were noted.

Commissioners Present:

Jim Fredrick, Acting Chair
Vicki Gerken, Commissioner
Peggy Looney, Commissioner
Ron Tenny, Commissioner

Staff Present:

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

Commissioners Absent:

Kati Capozzi, Commissioner (Unexcused)

III. Approval of the June 11, 2020 Agenda

Commissioner Ron Tenny moved to approve the agenda. The motion was seconded, and approval of the agenda passed unanimously.

IV. Director's Report

Director Robin Ward reported that we're back in the office as of last Monday and we're trying to catch up. Individually some of us are also working remotely. I'm glad for the collaboration of us working together instead of communicating by email. We have had some progress on a few of our projects, as noted in the Project Report so that you can see where we are. We did get approval from the Mayor yesterday to go forward on a project that would include about 100 acres of HLB property we have on the hillside along with the GCI property – the old Bergman property. If you're familiar with that area, it's a little over 300 acres combined that may open up for residential development. It would be a conservation type subdivision, where a very large portion of that land, because it is a lot of wetlands and stream drainage. It would be placed in a conservation easement and we would be able to get some funds for that and then we can use some of those funds for entitlements for the property for future development. It would add secondary access from Potter Valley Road up to Goldenview. We're excited about getting a shot at what to do and we'll see if it's going to pencil. I think the Municipal Manager will sign the letter of intent probably some time next week and that gives us 60 days to really look into the due diligence side of this to see if it would pencil. We really would like to do this because of the secondary access, which we lack today, but also because the 2040 Plan shows somewhere between 100 and 150-160 single family and multi family homes in that area. With the housing shortage, any housing is housing. In other words, if you create 120 houses up there, you've just cleared maybe 120 mid-income type housing or condos, so someone else can move up. It's a ripple effect, so, housing is housing. We're going to look at it and see if we can make it pencil. If we can, great – if we can't, we can't. At least we're going to give it our very best shot. It's one of the things we'll be working on in the next 60 days. Acting Chair Fredrick stated that is very exciting. Land Management Officer Shelley Rowton stated we're working with Great Land Trust on that. It's very ecologically valuable because it's what feeds into Potter

Marsh. It supplies about 80% of the water into Potter Marsh. I think it's a really good opportunity to satisfy a whole lot of goals, with housing. Acting Chair Fredrick said he could already hear the public testimony. Director Ward stated that is one of the things we talked about. We had a monumental meeting with the Mayor, Chief of Staff, OMB Director, Municipal Manager, and Economic Development Director. It was the highest level of the Administration meeting to decide whether or not to even go forward and try this. Finally, Shelley and I convinced the Mayor to give us a shot. It's his last year and he's a little reluctant to go forward with such a big project. It has to be laid out very well, frankly, before it even goes public. We're trying to keep it very internal for the next 60 days so we can do our due diligence. We're hoping that we can create a plan that provides enough conservation of the ecologically valuable area, with a number of a few homes that will satisfy the 2040 Plan projection of housing in that area and the secondary access. And if we can do that and present it very well, we're hoping that we may have a shot at it. Of all of the iffy and politically volatile projects, you're right this is one of them. Mr. Fredrick stated it's worth a shot. Ms. Rowton stated the good news is that hopefully we will be satisfying all of the conditions of the Potter Valley Land Use Analysis and the Hillside District Plan. Mr. Fredrick added that's important. Ms. Rowton stated as opposed to it remaining in an unfinalized status, it will place what they want to preserve in a conservation easement – and it will do that. Director Ward added there will be more to come and we'll keep you updated. Ms. Rowton inquired if there were any questions about the Project Report – it was pretty lengthy and detailed. None noted.

V. Proposed Action Items and Public Hearings:

- a. **HLBAC Resolution 2020-04:** A Resolution recommending approval of the continuation of a lease of Heritage Land Bank Parcel 4-029, legally described as Woodland Park School Site (Plat 1971-54), at less than fair market value, to Boys & Girls Clubs of Southcentral Alaska, a non-profit corporation, for the operations of the Woodland Park Boys & Girls Club and Ice Rink.

Land Management Officer Shelley Rowton reported that the Boys & Girls Club (BGC), in some iteration of their group, have occupied the building for 40 years and they've been a wonderful steward. They continue to make improvements to the property. They just complete an upgrade of the sewer pipe from the main to the building. So, they continue to make large investments in the property and still maintain public access to the outdoor facilities. We think they're the ideal tenant for this property and we suggest you recommend continuing this lease.

Acting Chair Fredrick asked if there were any questions for staff. Commissioner Vicki Gerken asked if every time they do an improvement, do they have to get approval, or does their agreement say that they can do whatever they want. Ms. Rowton responded in the past, they were supposed to, but I don't know if they do, because it's not approval from us, it's approval from Facilities Maintenance. I think sometimes that communication has not been there completely. I don't think we've ever had any opposition to what they've done. We will make sure that the new lease does require that they notify us. If they don't hear back from us then they can assume that constitutes approval. Ms. Gerken inquired if they have to have insurance. Ms. Rowton affirmed they do. Acting Chair Fredrick asked if the BGC Executive Director may pop in. Ms. Rowton responded we thought they might, but she may not know the time of the meeting until earlier today, she may have had something else scheduled. Mr. Fredrick stated we will proceed then. Are there are other questions from staff, seeing none, opened the public hearing. Seeing no persons wishing to provide testimony, closed the public hearing.

Mr. Tenny said it's a great thing and moved to approve; the motion was seconded. Mr. Fredrick asked if there was any further discussion and added that this is very appropriate and helps to meet the mission and goals of the HLB. It also provides a significant value to the community, especially the young people in the community and has done so for a long time. The BGC have proved to be an excellent steward of the property and believes HLBAC should approve this resolution.

Acting Chair Fredrick asked if there were any other discussion. Ms. Gerken asked if the resolution should state the dollar amount of the lease. Ms. Klebesadel responded that it does not, it is, however, at \$1 per year. The code states, "at less than fair market value." We will disclose that in the Assembly Memorandum, but it's not necessary in the resolution. Acting Chair Fredrick stated he saw that they had paid that on deposit with the application. Ms. Rowton confirmed that they have paid. Mr. Fredrick asked if there was any other discussion, if not, we have a motion on the table to approve HLBAC Resolution 2020-04: A Resolution recommending approval of the continuation of a lease of Heritage Land Bank Parcel 4-029, legally described as Woodland Park School Site (Plat 1971-54), at less than fair market value, to Boys & Girls Clubs of Southcentral Alaska, a non-profit corporation, for the operations of the Woodland Park Boys & Girls Club and Ice Rink. All in favor, signal by saying Aye. The item passed unanimously. The motion is approved.

This motion: **Passed 4-0**

VI. Appearance Request(s)

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

VII. Persons or Items not on the Agenda

Seeing no persons wishing to provide testimony or comments, Acting Chair Fredrick moved on to Commissioner Comments.

VIII. Commissioner Comments

Acting Chair Fredrick asked if there were any individual Commissioner comments, seeing none, moved on to the next scheduled meeting.

IX. Next Meeting

Acting Chair Fredrick stated the next regularly scheduled commission virtual meeting date will be at 11:30am, Thursday, July 9, 2020 I assume via a virtual meeting. Director Ward confirmed and added that we will probably have virtual meetings at least through the summer and fall, and maybe even through the end of the year. Mr. Fredrick stated that's easy to understand and asked how likely we would have a meeting in July. Ms. Rowton responded it is very likely and may be a busy one. Ms. Ward added that we're trying to get some things done, so you're going to see some work over the next 6 months. Shelley and I are committed to get some things done. Mr. Tenny stated that he was able to do the virtual meeting on his phone, but not his computer, and requested test meetings. Ms. Ward confirmed we could work with individual commissioners and the have a test meeting. Mr. Tenny said that would be great, especially not to have to drive in from Girdwood. Ms. Ward added we want to give you the opportunity, because we're required to have a commissioner from Girdwood and from Eagle River, but our meetings are in Anchorage, even though we have them in each place, we want to increase participation and the ease for meetings. I think it will help when we get new commissioners come on, and also if they know they can either come into the meeting or have virtual meetings. Acting Chair Fredrick asked if we need commissioners for a specific geographic seat at this point. Director Ward responded because Kati is so busy, I think we are going to look for someone in Eagle River. And another at-large. One of those things that we might be pushing the limit is those that are associated with our industry: real estate, development, construction, architecture. We're kind of looking more of an at-large person, that has an interest in what we do. That's the hard part, somebody who is interested in what we do, but not in the profession. We can only have so many that are associated with our industry. I do think that we're going to look for somebody in Eagle River, if she is as busy as she seems to be, or decides that she wants to get out, then we'll have that covered. We're going to be looking for 2 to 3 new commissioners. Ms.

Rowton added she's like to also see someone from Girdwood, because half of our holdings are in Girdwood. Ms. Ward asked Ron if he had some ideas of someone in Girdwood who might be interested or if you can just think about it. I have a couple from Eagle River in mind that I'm thinking about. We definitely need some new commissioners. Mr. Tenny said he'd think about it.

X. Adjournment

Following the completion of business, Ms. Gerken moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 11:51 p.m.

PASSED and APPROVED on this, the 10th day of September, 2020.



Jim Fredrick, Acting 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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