HERITAGE LAND BANK ADVISORY COMMISSION
Meeting
August 8, 2019, 11:30 a.m.
Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska
Meeting Minutes

I. Call to Order
HLBAC Chair Wilber called the meeting to order at 11:30 a.m.

II. Roll Call & Disclosures
No disclosures or conflicts were noted.

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

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

Commissioners Absent: None

III. Approval of the August 8, 2019 Agenda and the April 11, 2019 Minutes
Vice-Chair Jim Fredrick moved to approve the agenda. The motion was seconded and approval of the agenda passed unanimously. Vice-Chair Fredrick moved to approve the minutes. The motion was seconded and approval of the minutes pass unanimously.

IV. Director’s Report
Director Robin Ward reported HLB is seeking a rezone of the Former Native Hospital Site (FNHS), now that the FNHS Master Plan has been completed. Land Management Officer Shelley Rowton reported that HLB has been awarded a Targeted Brownfield Assessment grant and EPA’s contractor will be doing the work. Vice-Chair Fredrick inquired about the timeline. Ms. Rowton responded they got their funding and tasks last week. Hopefully testing will begin in the next month. FRESH and the Alaska Food Policy Council (AFPC) received $50K for soil testing for FNHS. We’ve put those groups together to figure out the best way to utilize that. We’ve got two land use permits in there for the ML&P undergrounding and our fence is in the way, as are the raised beds. We’ll be relocating the beds to the depicted agriculture area in the FNHS Plan. Director Ward added we are thinking of removing the fence instead of relocating it, as repairs are costly and it no longer serves as a trespass deterrent. We’re focusing on interim and long-term development to activate the site, beginning with rezone and housing development. Ms. Rowton added there is a potential grant from Forestry for the Seed Lab and the Museum for the cultural aspects of the FNHS. Commissioner Brad Quade asked about the commitment for more Brownfield funding. Ms. Rowton responded we got the $600K for the Coalition grant, which is separate from the Targeted Brownfield Assessment funding, which is administered by the EPA through their contractor. The CDFA report should be coming in next week. The AFPC and UAA & APU’s FRESH program $50K grant is for soils testing to get a better characterization of the whole site. Commissioner Kati Capozzi inquired about duplication of efforts, and Ms. Rowton responded that they would all be
working together. Chair Wilber asked if there would be any geotechnical assessments and Director Ward affirmed that we may. The data we have is dated.

Chair Wilber moved on to action items.

V. Proposed Action Items and Public Hearings:

a. HLBAC Resolution 2019-05: A Resolution recommending approval of the withdrawal of HLB Parcel 1-076 from the Heritage Land Bank Inventory, at fair market value, legally described as ADL Lot 2 E2 SEC 36 T15N R2W (Plat 63-115), and placement into the Real Estate Services general inventory, assign management authority to Eagle River Parks and Recreation, and amend the 2019 HLB Annual Work Program and 2020-2024 Five-Year Management Plan.

Director Ward reported there originally were two warehouses on the site that were found to be condemnable, which have since been demolished. The old Chugiak Volunteer Fire & Rescue (CVF&R) Fire Station 35 (FS#35) was one of them and MOA built a new fire station on the adjacent HLB Parcel 1-075. HLB acquired the parcel through municipal entitlement, subject to an existing fifty-year lease, expiring in 2023, which had the other condemnable building. The lessee uses the area for fenced storage, but there’s a great slab still there. There’s a cell tower lease also expiring in 2023, and an Intra-governmental Authorization with Eagle River-Chugiak Parks and Recreation (ER-CP&R), indicating all uses on the overhead map. Like Girdwood, ER-CP&R has their own taxing structure. ER-CP&R have five different areas for storage and maintenance and they’re looking to consolidate their operations. Another site was considered, but contamination remediation would be expensive. They plan to build a warehouse on the slab. It is subject to those leases until 2023. The Parks & Recreation Director approached us to withdraw the parcel from the HLB inventory and place in the general real estate inventory under ER-CP&R management authority to consolidate their operations. Commissioner Peggy Looney inquired if the leases were renewable for ER-CP&R. Director Ward responded that we are not interested in renewing the 50-year lease, however, renewal of the cell tower lease is up to ER-CP&R. Chair Wilber asked if there were any more Commissioner questions, seeing none, opened the public hearing.

John Rodda, Parks & Recreation Director, thanked the Commission for the opportunity to provide testimony and Robin for providing a snap-shot of the history of the site. Mr. Rodda stated he had twenty plus years of experience dealing with this property and with ER-CP&R maintenance and operations. Beginning in 2001, we went out for an open competitive bid and we didn’t have a lot of money before we passed a capital amendment for the community, which gave us additional capital in project and maintenance funds, in 2004. We were co-tenants with CVF&R in the Gem Autobody building. We have successfully cooperated with them since then and cooperated with them to get the new FS#35. Mr. Rodda pointed to an area of a trail easement and [an unrecorded] conservation easement. At one point in time that was supposed to be a parking lot and access point for Lower Fire Lake. We recognized that the greater need for the community was building FS#35. With the demise of the Gem Auto Body shop, in 2012, everybody vacated and we just figured out how to exist. We’ve existed in Loretta French Park, the Harry McDonald Center – we exist in five separate locations all over the city. We do not have one single source space that can accommodate all of our equipment, or have warm storage. We’ve operated next to that cell tower, through an agreement with HLB to at least have access to most things immediately. [The term] most immediately has changed dramatically in the last fifteen years. The community is now 37,000 people. You can imagine the community’s demands, desires, needs, challenges, etc. we deal with on a regular basis. Looking at differences we found at the old DNR site, this is an ideal location both for access and it’s a great relationship with CVF&R. We envision the same operating relationship we’ve had for the long-term. Expanding into the space would include their needs and interests in mind. For example, laying down hoses, we could develop a site plan that would allow them to use the space. We would of course maintain the space. For us, we’d be able to bring these five locations into one central position in the community, where we could have warm vehicle storage, cold storage – all the things we have now
scattered all over the place, in a central, easily accessible area. That is our desire. We have the funds available, from those capital funds from 2004, to move forward quickly with approval all the way through construction. We have an advantage in our service area because we have dedicated funds that we control. They are not accessible by the Municipality – they are for the community’s use only. We are prepared to move forward as quickly as approval is granted. Work the appropriate steps to transfer management authority, the process for a site development plan, to bring CVF&R into the conversation, to work cooperatively in that green area. You cannot develop on the back of that site, there is a steep drop off and there are wetlands from the Lower Fire Lake outflow. Indicating on the map, Mr. Rodda shared where ER-CP&R and CVF&R would co-develop. This would be a huge asset for the community.

Chair Wilber asked if there were any Commissioner questions, seeing none, closed the public hearing. Vice-Chair Fredrick moved to approve, the motion was seconded, and passed unanimously.

This Amendment: Passed 7-0

Commissioner Tenny inquired if there’s a lease buy-out option. Director Ward responded that the 55-year lease was at no cost and guaranteed there is no buy-out option. The cell tower lease revenue is so small that it doesn’t make sense to do a buy-out. Mr. Rodda added the advantage of the site is that it’s available. We can already expand by relocating our outside items and we’ll have a staging location for our inside items.

Chair Wilber moved on to the next action item.

b. HLBAC Resolution 2019-06: A Resolution recommending approval of the continuation of a lease, at less than fair market value, of the SE4 SE4 NW4 SEC 32 T13N R4W portion of land and improvements within HLB Parcel 4-033B, legally described as N2 NW4, SW4 NW4, SE4 NW4 portions of SEC 32 T13N R4W, to The Salvation Army, a non-profit corporation, for the operations of the Clitheroe Center.

Director Ward reported this is a continuation of the lease. We have representatives from The Salvation Army here today to talk about their opportunity to continue to use the property. This has been a huge benefit for the community to have Clitheroe operating out there and we’re happy to have them as tenants. They pay a less than fair market value lease, and frankly, the monies received are used for repairs. It is an old farmhouse building that was converted into the Clitheroe Center. It’s in a perfect location out there, they have no neighbors, which is good and bad. No one has any concerns about having a treatment center there, because of that. They have a good relationship with the airport [Ted Stevens Anchorage International Airport]. They’ve had continuous access. We would like to continue the lease as long as they’d like to continue their operations there. We do want them to have the opportunity to move if they’d like to, that’s why we lease on a year to year basis with them. Right now, we have no other uses for the site until there is enough funding and plans to recreate a full treatment campus, which is our hope someday. We do want to keep them there as long as possible. We do not want an empty building out there, or we will have “guests,” in a very short time. We are happy to have them there. Director Ward stated she’d leave it up to The Salvation Army to describe their operations.

Chair Wilber asked if there were any Commissioner questions, seeing none, opened the public hearing.

Captain Peter Pemberton, Divisional Director of Business, The Salvation Army, stated they’ve been at this location for forty years. The Salvation Army has been operating in the State of Alaska since 1898, and in Anchorage alone we are located on several different properties across the city. Currently, we are operating ten different programs throughout the city, all to the benefit of the community. We feel that everything we ascribe to do is to better citizens to turn people into a fountain rather than a drain. That’s our intent. This program is no different. We feel its an integral part of recovery. We do dual diagnosis treatment at this location, and residential treatment for men.
I have Chris Pierce-Khavanskii and Lieutenant Amelia Jones, who may be able to add a little bit about the comprehensive treatment we do out there that may be of benefit. We definitely don’t want to disrupt services out there. That’s why we’re here today and turned the floor over to Ms. Pierce-Khavanskii. Ms. Pierce-Khavanskii stated she’d been with the Clitheroe Center program for about five years. I do QA, which means an awful lot of reporting and an awful lot of making sure that we provide quality services for the community. We have, at any given time, between 38 and 42 men at this particular site who are substance abuse core recurring. So, they either have just substance abuse or substance abuse with mental health services. It hovers around 58-60% graduation rate. Which is good for this kind of field, especially in the summer, clients leave when they want to, for things such as fishing, or things that are more important than treatment for some of them. We’re able to engage with them and keep them on site, some place safe, where they’re not being out in the community, generally using substances and committing crimes, to be honest. Especially in the winter, we are generally at full capacity. We’re a great place for our homeless population who also have substance abuse issues to have a place to live for three to four months, while they’re getting clean and getting treatment. During that time that they are sober, they’re not in the community and not committing more crimes. We have wrap-around services, once they have completed residential services, they can go into a continuum program for their continued group sessions and one-on-one programs, and outreach and support, to try and keep them sober as long as possible. We work very closely with Department of Corrections (DOC), with other detox sites, and with other resource providers, to keep those individuals supported, so they can keep sober as long as possible and be a part of the community. Captain Pemberton stated they’d love to answer any questions the Commissioners may have before you make a decision.

Ms. Looney inquired where does most of the funding come from. Captain Pemberton responded they are highly dependent upon community support. We do community relations and get a lot of support from that. We also rely on governmental funding. There is a hodgepodge of funding streams. Mr. Quade asked what condition the structure is in and if there was a lot of maintenance costs. Captain Pemberton responded the building is pretty worn, but meets our needs. It is a little old, but is adequate for our needs. We have a maintenance team that tries to meet those immediate needs. Robin has always been responsive when we call. We had a boiler go out last year and they got out there very quickly. They actually replaced the boiler very quickly. Yes, it’s a little worn, but it meets our needs right now. A few years down the road, it’s probably going to have to be looked at pretty closely. Mr. Quade commented that there’s going to be a point of diminishing returns, as your costs go up. We’re looking at providing a less than fair market value lease rate. These will all have to be added together. Director Ward added there’s a further issue here of a $1M Community Development Block Grant that was used to fund the building. If we demolish the building, and build a new building, that debt would have to be paid back or would transfer to the new building. We’re going to be looking at that as we plan an expansion of that facility. There will come a time when the building is not safe to occupy anymore. Today, the band-aids are working, but it’s not forever. We will continue to look at that. Commissioner Vicki Gerken asked how do clients get into the program. Are they referred by those other partners that were talked about. Ms. Pierce-Khavanskii responded they get a lot of referrals from DOC, Providence Hospital, and from the other detox sites throughout Alaska – Juneau, Kenai, Bethel. Our program is 90-120 days. That is long-term treatment, for someone who is often homeless, who has just went through a detox. It’s a safe place for them to stabilize, get some tools, and then be able to go back home in the community. Right now, probably 50% of our residents are referred by DOC, whether it’s from Probation Officers or Public Defenders – trying to get them treatment before they’re actually sentenced, or on furlough from the prison. The other referrals are from private referrals, or detox referrals or referrals from hospitals. Ms. Gerken asked if they were pretty full. Ms. Pierce-Khavanskii responded we are at 38 out of 42 beds. Captain Pemberton added that one of the greatest things about the program, as Chris shared earlier, is it does really take a network to get people past the program. We don’t just kick them out at the end of the program, and say, well, you’re on your own. We give them tools and resources and continued outpatient treatment, if they qualify or desire to do that. We do really try and hold their hand to a point, until we feel they are most likely to be successful. Ms. Pierce-Khavanskii added we try and make sure they have housing before we ever get them close to leaving. We are 99% successful in that. We have had individuals that have decided to leave, and we can’t stop them, but we definitely try to make sure they’ve
got some sort of stable housing before they leave our site. Captain Pemberton added it’s truly a great program and we do tours every once in awhile. If anyone is ever interested in touring the facility and really looking at the program, we can set that up through our community relations group. Chair Wilber thanked them and moved to next person to provide testimony.

Cathy Gleason, President, Turnagain Community Council, stated technically this site is just right outside of our [Community Council (CC)] boundary in Sand Lake [CC] area. For many years, I thought it was in Turnagain CC (TCC). If you look at the map, it is literally, just outside of our boundary on the south. Regardless, our CC has been supportive of the Clitheroe Center being out there at that location. As a tradition, we [TCC] have never had any objections to them being in this area and feel it is a really good asset for the community. Clearly it is needed. We [TCC] are out for the summer, we are not meeting, so we have not taken any formal position on the proposal before you now. But I can just tell you that we’ve never not supported and I’m sure that would be the case if we took a formal vote. So, I feel comfortable about representing TCC on this particular action. I know that there’s been a couple of times in the last six months – or maybe year I should say – where I’ve heard of some people, I guess, at the center of leaving. Clearly, they are on foot and they do wander into west Turnagain. I’m not sure if there were issues related to it. They were reported as AWOL. Maybe they can provide a little bit more information about that. There was some discussion on nextdoor.com about security, issues, and concerns. But, it’s never risen to the level where TCC has had any issues. Nobody has ever brought forth a request to see what’s going on out there. It’s never risen to that level. I’m glad that they’re going to continue to be out there. Renewing their lease is important. As long as there aren’t any issues with Coastal Trail users nearby, we need to get that transferred to the Parks Department, and get that dedicated park land in that area – then we’re good. Ms. Gleason expressed thanks for the opportunity to provide testimony.

Chair Wilber asked if there were any other persons present to provide testimony, seeing none, closed the public hearing. Chair Wilber asked if there were any other Commissioner questions, seeing none, Vice-Chair Fredrick moved to approve, and the motion was seconded. Chair Wilber asked if there was any discussion. Vice-Chair Fredrick stated that it’s a beautiful program and it has lasted a long time, has had some personal experience with it, they’re good at what they do, and nobody else does it so well. Mr. Tenny added there’s a need for more. Director Ward added we need to figure out how to clone you guys a couple more times. Other Commissioners unanimously nodded in agreement.

Chair Wilber asked there were any objections, seeing none, the resolution passed unanimously.

This Amendment: Passed 7-0

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 12:00pm, Tuesday, September 10, 2019 in the Girdwood Library & Community Center, 250 Egloff Drive, Girdwood, Alaska. Director Ward added that there will be several presentations from our Girdwood folks and meeting in Girdwood gives the Girdwood community an opportunity to attend the updates. Ms. Gerken asked if there would be a tour. Director Ward responded there would be a tour and a hike after the meeting. Mr. Quade added that the pavement in the Girdwood Industrial Park Subd. Looked really nice. Director Ward added that we only need $3.6M to make it look better and finish the last two phases of the project. Mr. Quade stated they capped off the materials so nicely, it just looks great. Vice-Chair Fredrick asked where would the funding come from. Director Ward responded that is a really great question. The only reason we had the funding last time was because of the participation of AWWU, for payment for their lots, and we [PM&E] had a $1M legislative grant leftover. The only way we can do it is if we can find legislative grants. We do not have the funds in the HLB Fund.

X. Adjournment

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

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