

**DRAFT**

## Heritage Land Bank Advisory Commission Meeting Minutes

Thursday, January 27, 2022 at 11:30 a.m.

via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 772 316 416#

- I. **Call to Order:** 11:32 a.m. by HLB Land Management Officer Shelley Rowton (no Chair currently)
- II. **Roll Call, Introductions and Disclosures:** Present are Commissioners Tammy Oswald, Brett Wilbanks, Brian Flynn, Ryan Hansen, Dean Marshall, Carmela Warfield, and Ron Tenny. Staff present are HLB Land Management Officers Shelley Rowton and Emma Giboney. No disclosures were made. A quorum is present.  
  
*Commissioners were invited to share their background so that officer elections could be done with a bit of information about their fellow commissioners.*
- III. **Officer Elections:** Chair, Vice Chair, Parliamentarian  
  
*RT nominated TO for Chair.  
BW nominated self for Vice Chair.  
No Parliamentarian was nominated.  
No objections, nominations pass by general consent. New Chair TO confirmed that for this meeting it was her preference that staff would continue to run the meeting.*
- IV. **Director's Report:** None.
- V. **Land Management Officer's Report:**  
*HLB Staff SR provided information about pending sales and leases, Holtan Hills, and other relevant updates. BW stated that he wanted to talk about details regarding the development agreement and covenants and restrictions and that there are things that need to be discussed. RT expressed items of concern regarding SR's interpretation of items including the Girdwood Trails Plan process and the inclusion of those in the Work Program. BW requested a report on where HLB stands on the Plan. Staff explained to commissioners that the intent is to now wait for the plan to make its way out of Girdwood bodies and when it comes to HLBAC, a staff report will be provided. We will then look at how it fits into our mission and plans.*  
  
*Staff requested motion to extend 20 minutes. CW moved, BW 2<sup>nd</sup>. Extended to 12:50.*  
  
*CW asked about work session. Requested interim work session to discuss work program and prepare slate of new commissioners to do their best work on the commission. Staff stated there must be 14-day notice.*
- VI. **Proposed Action Items and Public Hearings:** None.
- VII. **Review:** HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program  
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>  
  
*In the interest of time, this item was not reviewed a second time – it was mentioned in item V. and will be the subject of a work session on February 24, 2022.*
- VIII. **Appearance Request(s):** None.
- IX. **Persons or Items Not on the Agenda (3 minutes per individual):**  
  
*Citizen Mike Edgington welcomed the new commissioners and spoke to the impact of HLBs work on Girdwood. Want to work together but there are things they want and there are many problematic issues that are hard to solve without local government and landowners. It's always been a fractious relationship and will probably always be.*  
  
*Citizen Krystal Hoke testified about Girdwood Community Land Trust and examples of successful partnerships. Thinks that the proposed Holtan Hills development will not be affordable. Wants project to obtain resolution of support from GBOS. Says that the project hasn't been shown in all three phases.*

*Citizen Lou Theiss wanted to be in attendance at the interim work session. He mentioned the “orderly development” part of our mission. Spoke of the public process for the Crow Creek Neighborhood Land Use Plan and the South Townsite Area Master Plan. Wants to get a professional consultant to guide us through the process.*

*Citizen Cheyenne Marshall had left the meeting before being able to offer testimony.*

*Citizen James Glover asked if there was going to be a master plan. Staff reminded everyone that Holtan Hills entitlements are intended to be a Conditional Use Permit for Planned Unit Development with an Area Master Plan. JG asked if that would happen prior to disposal. Staff said that they were two separate processes.\**

*Staff asked for another motion to extend. Commissioner BW moved to extend 30 minutes, BF 2<sup>nd</sup>)*

*Citizen Mauri spoke to interest in the new development and asked if it were normal for the commission to have so many involved in real estate and would they have the opportunity to benefit from this project. Staff stated that the assembly scrutinized the nominees and how they were qualified under code, and that they would not be able to benefit from this development.*

*Citizen Krystal Hoke spoke again to getting a resolution of support from GBOS and thanked Commissioner Ron Tenny for being the Girdwood representative.*

*Commissioner Dean Marshall introduced himself at this time due to earlier technical difficulties.*

*Citizen Christina Hendrickson provided testimony on GVSA’s use of HLB Parcel 6-0xx for snow disposal. GBOS/MOA meeting on Monday revealed that the money for Ruane would be delayed until 2023. She encouraged landowner to correct issues while road is under construction. CH also encouraged builders to take on residential projects and noted that she would be facilitating sessions in Girdwood to help residents achieve ownership. Staff stated that the GVSA snow storage issue would be addressed.*

- X. **Commissioner Comments:** *Commissioner RT wishes we could meet in person and welcomes new commissioners. BW stated that has been a pleasure being introduced to everyone and that he was looking forward to the work session. BF is looking forward to working with everyone going forward. CW requests a work session. Staff invited commissioners to reach out to staff for one-on-one discussions to ask questions or share thoughts.*
- XI. **Next Regularly Scheduled Meeting Date:** *Thursday, February 24 at 11:30 a.m. via Microsoft Teams and telephonic hearing. Staff confirmed commission wants to continue meeting 4<sup>th</sup> Thursday of the month at 11:30. All confirmed that the 4<sup>th</sup> Thursday worked for them.*
- XII. **Adjournment.** *Moved by CW, 2<sup>nd</sup> by BF, Adjourned at 12:58 p.m. by HLB Staff SR.*

**PASSED and APPROVED on this, the 24<sup>th</sup> day of February, 2022.**

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Tammy Oswald, Chair  
Heritage Land Bank Advisory Commission

*Respectfully submitted for the Heritage Land Bank Advisory Commission by:*  
Shelley Rowton, HLB Land Management Officer

*\*Post Meeting Note from Staff – disposal of Holtan Hills parcels must happen prior to entitlements since development funding is dependent upon transfer of title. If development does not occur in a very specific way and in a specific time period (governed by development agreement) the property returns to HLB.*

[11:51 AM] tyler schmitt (Guest)

wow very organized and laughing as if this is a joke. should organize a agenda before you hold a meeting. very unprofessional

[11:52 AM] Cody Rice (Guest)

Chill, Tyler

[11:58 AM] Cheyenne Marshall (Guest)

Can we have a list of businesses that want to develop our area and bring is services like an updated grocery store and rec center or gym like Alaska Club?

[11:59 AM] Giboney, Emma J. C.

<https://www.muni.org/Departments/hlb/HLBDocument/20220127%20Agenda.pdf> Tyler, here is a link to the agenda for this meeting

[12:04 PM] Cheyenne Marshall (Guest)

Do you lave a land lot sold for a bank for us to have those services in Girdwood finally, a bigger post office, ours no longer can put out general delivery, we also need to zone a site for APD...

[12:07 PM] Cheyenne Marshall (Guest)

Are you bringing a company to build a daycare 😞

[12:11 PM] Cheyenne Marshall (Guest)

Im a 20 year resident.

[12:12 PM] Cheyenne Marshall (Guest)

And a home owner who is curious about how you intend to make our community less of a crisis area.

[12:12 PM] Christina Hendrickson (Guest)

Cheyenne Marshall (Guest) For these meetings, you must sign up the day before to speak as a member of the public.

[12:12 PM] Christina Hendrickson (Guest)

@cheyne

[12:12 PM] Cheyenne Marshall (Guest)

Uhhh..yes about that. I WORK IN ANCHORAGE!

[12:13 PM] Christina Hendrickson (Guest)

Cheyenne Marshall (Guest) Ron Tenney is our local Commissioner and would be your first contact.

[12:13 PM] Cheyenne Marshall (Guest)

I live in Girdwood..I would not have known about this except the snapshot of the paper about this meeting in a text.

[12:13 PM] tyler schmitt (Guest)

comunity questions cheyenne is asking

[12:13 PM] Cheyenne Marshall (Guest)  
You put a meeting at 1130 the next day..

[12:14 PM] Cheyenne Marshall (Guest)  
Talk about not wanting to hear from us.

[12:14 PM] Christina Hendrickson (Guest)  
tyler schmitt (Guest) These meetings are governed differently than our local community meetings. Folks wanting to speak must register ahead of time.

[12:14 PM] Cheyenne Marshall (Guest)  
Ok..I'd like to speak..I sent an email to Shelley last night.

[12:14 PM] tyler schmitt (Guest)  
no notice for it with aple time to sign up for any members

[12:14 PM] Cheyenne Marshall (Guest)  
Tyler ..exactly!

[12:15 PM] Christina Hendrickson (Guest)  
Cheyenne Marshall (Guest) During public comment portion, you will have 3 minutes when called upon by Shelley, who is chairing today.

[12:15 PM] tyler schmitt (Guest)  
a facebook notice

[12:15 PM] Cheyenne Marshall (Guest)  
Awesome..I havea lecture at uaa to travel to in 15 minutes..I'd like to speak.

[12:15 PM] Christina Hendrickson (Guest)  
tyler schmitt (Guest) These meetings are posted on municipal websites, not Facebook.

[12:16 PM] Christina Hendrickson (Guest)  
Cheyenne Marshall (Guest) If you would like to post your comments here, I would be happy to read as your proxy to ensure you are heard

[12:16 PM] tyler schmitt (Guest)  
yeah that would be great if that was true

[12:17 PM] Cheyenne Marshall (Guest)  
No..I have questions on what they want to move here to tackle our homelessness..family center, better grocery store and our already stresses parking.

[12:18 PM] Cheyenne Marshall (Guest)

What do they intend to do to take our stress off ...beside you taking more vacations with all this \$\$\$\$!?

[12:18 PM] Cheyenne Marshall (Guest)  
Ron! Thank you my next door neighbor!

[12:19 PM] Shannon O'Brien (Guest) no longer has access to the chat.

[12:19 PM] Cheyenne Marshall (Guest)  
You all working with asd to expand our school? That takes years already..

[12:19 PM] Cheyenne Marshall (Guest)  
We have no highscool..high-school.. ya zoning that!?

[12:21 PM] Cheyenne Marshall (Guest)  
Like come on..this isn't legal other places!

[12:22 PM] Edgington, Mike [CONTRACTOR] (Guest)

Cheyenne Marshall (Guest) Many of your questions are outside of HLB's responsibility. While HLB manages much of the land in Girdwood on behalf of local government. They are not, and should not, be determining policy. Happy to discuss this in more detail.

[12:23 PM] Cheyenne Marshall (Guest)  
Well..ok..I just don't see you all putting our existing co.muniry 1st at all.

[12:24 PM] Cheyenne Marshall (Guest)  
Excuse me ...your comminity..community.. have some serious social problems that need to be tackled before anyone else lives here..our working population is some of the poorest population in the Anchorage muni!

[12:25 PM] Cheyenne Marshall (Guest)  
Will a couple who works as servers be able to rent a townhome!?.townhouse!?. probably not in this lifetime...or in your plans.

[12:25 PM] Cheyenne Marshall (Guest)  
Especially if they're parents.

[12:25 PM] Cheyenne Marshall (Guest)  
Creekside needs a modern footprint..that can service its tenants.

[12:26 PM] tyler schmitt (Guest)  
just give us our land and leave its Girdwoods not Anchorage!!! quit reaping the \$\$\$ you stole it illegally annexed in 1976 quit fooling people. Priority we need housing bank grocery hardware and a high school give girdwood back to its residents

[12:27 PM] Shannon O'Brien (Guest) has temporarily joined the chat.

[12:27 PM] Cheyenne Marshall (Guest)

Your not being transparent..how was I supposed to even know to be here 😊 and I'm a resident..Shelley didn't even respond to my email so I do t feel like she e en cares about 1 person outside her new bank account.

[12:28 PM] tyler schmitt (Guest)

give up girdwood you have too much on your plate

[12:29 PM] tyler schmitt (Guest)

thanks ron

[12:30 PM] Robin Ward (Guest) no longer has access to the chat.

[12:32 PM] Cheyenne Marshall (Guest)

Thank you Brett

[12:33 PM] Sarah Rink (Guest) no longer has access to the chat.

[12:34 PM] Cheyenne Marshall (Guest) no longer has access to the chat.

[12:34 PM] Edgington, Mike [CONTRACTOR] (Guest)

I'd like to make a public comment under item #9

Edited

[12:35 PM] Melissa Ahern (Guest) has temporarily joined the chat.

[12:35 PM] Krystal (Guest)

I believe I should be on the list for public comment. Thank you.

[12:36 PM] Brendan LaBelle-Hamer (Guest) no longer has access to the chat.