

Heritage Land Bank Advisory Commission Meeting
Thursday, March 24, 2022 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID #308 157 938

AGENDA

- I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. March 24, 2022 Agenda
 - b. February 24, 2022 Minutes
- IV. **Director's Report:** Adam Trombley
- V. **Land Management Officer's Report:** Shelley Rowton
 - a. Sales
 - b. Developments/Entitlements
 - c. Financial Update
- VI. **Special Guest(s):** Shelley Rowton
 - a. TBD
- VII. **Proposed Action Items and Public Hearings:** None
- VIII. **Work Session:** Chair Tammy Oswald
HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program
Work session will be limited to 90 minutes.
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>
- IX. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.*)
- X. **Commissioner Comments**
- XI. **Next Regularly Scheduled Meeting Date:** Thursday, April 28 at 11:30AM via Microsoft Teams and telephonic hearing.
- XII. **Adjournment**

Community members are strongly urged to provide testimony via email or by telephone. The HLBAC encourages anyone wishing to provide public testimony via telephone to email shelley.rowton@anchorageak.gov by 5:00 pm the day before the meeting. Please provide your Name, Phone Number, and Agenda Item Number/Title for which you wish to provide testimony. The Subject Line should read "Phone Testimony." You may join the meeting using the phone number and conference ID at the top of this agenda. All members of the public shall be muted until called on to testify.

Should you need additional assistance, auxiliary aids, services, special modifications to participate or have questions regarding this action, please call the HLB office at 343-7531 or email shelley.rowton@anchorageak.gov.

Heritage Land Bank Advisory Commission Meeting
Thursday, February 24, 2022 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID #842 257 751

MINUTES

- I. **Call to Order and Statement of Procedure:** *Called to order at approximately 11:30 a.m. by Chair Tammy Oswald*

- II. **Roll Call, Introductions and Disclosures:** *Present are Chair Tammy Oswald, Vice Chair Brett Wilbanks, Commissioners 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.*

Motion to add an amendment to the agenda to approve the November 19, 2021 and January 27, 2022 meeting minutes: Moved by Commissioner DM, Commissioner BW seconds, motion approved.

- III. **Approval of Previous Meeting Minutes**
 - a. *November 19, 2021 Meeting Minutes*
 - a. *Motion to Approve the November 19, 2021 meeting minutes*
 - b. *Commissioner BW wants to discuss the November minutes: During the meeting, Resolution 2021-11 went against the work program guidance but was not noted in the minutes. Staff explains that the resolution amended the work program, did not go against it.*
 - i. *Commissioner RT mentions that he was the only commissioner that was there for the Nov 19, 2021 meeting, Commissioner BW says that doesn't matter.*
 - ii. *Motion to amend the Nov 2021 minutes: Moved by Commissioner RH, 2nd by Commissioner DM, motion approved.*
 - iii. *Chair TO lost connection, Vice Chair BW takes over briefly*
 - c. *Motion to approve Nov 19, 2022 minutes as noted and amended, no objection from the body, approved*
 - b. *January 27, 2022 Meeting Minutes*
 - a. *Motion to add January 27, 2022 minutes to agenda: Moved by Commissioner RH, 2nd by Commissioner DM, motion approved. (already done once after roll call)*
 - b. *Motion to approve January minutes: Moved by Commissioner RH, 2nd by Vice Chair BW, motion approved*

- IV. **Director's Report:** Adam Trombley: *not present*

- V. **Land Management Officer's Report:** Shelley Rowton
 - a. **Sales, Leases and Permits**
 - a. *Closed on Chugach Park Drive, tax foreclosures (HLB Parcels 1-093 and 1-094): \$22,000*
 - b. *Porcupine Building closing soon (HLB Parcel 3-073): \$260,000*
 - c. *Girdwood Industrial Park permits: several new ones at less than fair market value to give organizations/businesses a foothold prior to RFP.*
 - d. *Summer recreation permits renewing: 6-7 regular permits in the Girdwood area.*
 - b. **Developments/Entitlements**
 - a. *Holtan Hills - no action, CY Investment, LLC working on legal issues, HLB working on rezone/replat. Nothing significant to report.*
 - c. **Financial Update**
 - a. *Labor: Former Office Manager Tawny Klebesadel is still paid through HLB payroll initially, so labor costs are more than a third lower after reimbursement from Development Services, First Quarter Budget Revisions will be requested.*
 - b. *2nd HLB laptop purchased in 2020 is being searched for; new laptop purchased for new Land Management Officer.*
 - c. *Intragovernmental Charges: lots of outgoing, no incoming. Staff will begin charging other departments for consultation hours when significant.*
 - d. *Revenue: First Quarter Budget Revision will be requested to better match expectations.*

- VI. **Appearance Request(s):** Shelley Rowton (@36 minutes)
- a. Ryan Witten (AK Seeds of Change, part of Alaska Behavioral Health), partner in Stickleback Farm, an urban farm focused on job training, food security and sustainability at HLB Parcel 4-046/3rd & Ingra (10 minutes)
 - b. Shaina Kilcoyne (MOA Energy Manager), Stickleback and the Climate Action Plan (5 minutes)
 - c. *Q&A about the presentations: Vice Chair BW - should the farm be surveyed and platted for longer term permits? SR says that's something to look into (whether this can be done without improving entire development).*

VII. **Proposed Action Items and Public Hearings:** None.

VIII. **Work Session:** Chair Tammy Oswald

HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program

Work session will be limited to 90 minutes.

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

Chair TO reminds that this is not a public hearing, but a commissioner's work session; TO motions to extend meeting, but unnecessary.

- a. *Chapter 1: Seeing and hearing no points of discussion.*
- b. *Chapter 2:*
 - a. *Land Management Objectives (pg 3): BW wants the text to clarify the role of the commissioners in communicating but not enforcing the codes of HLB.*
This is actually regarding Chapter 1
 - b. *Side note, Commissioner CW wants to know if we are circling things and coming back or editing and approving now. Chair TO clarifies that commissioners are discussing, and staff will edit and then come back at a later meeting. Commissioner RT thinks it's easier to look at redline version. Staff explains what the goal of the work session is.*
 - c. *No other points of discussion.*
- c. *Chapter 3:*
 - a. *HLB Parcels 6-011, 6-016 & 6-017 Holtan Hills (pg 13): Vice Chair BW wonders if the proposal has taken into account the Girdwood Area Plan, expresses a need for HLB to take into account public concerns and perform Site Specific Land Use Study and wonders if in the text in this section is the place to add something about that. Commissioner RT agrees with Commissioner BW. Staff mentions that many agencies (including ASD, DOT, AWWU, Traffic, Planning, Development Services, etc.) have been consulted and are not concerned about the impact. There will be an Area Master Plan required for the development as part of the planning and entitlement process.*
Commissioner BW wants the language from the first chapter of the HLB work plan about Site Specific Land Use Plans to be repeated in this section. Staff reminds the commissioners that HLBAC's role, per code, is strictly to approve or deny the disposal of the land. Other departments and commissions must be trusted to ensure other codes and concerns are addressed in the planning and development. Commissioner RT reiterates the need for community involvement. Staff reassures that there have been many meetings, and that there are controls and reversionary mechanisms in the agreement. Commissioner BW mentions there should be a study before any development agreement.
 - b. *No other points of discussion.*
- d. *Chapter 4:*
 - a. *HLB Parcel 6-057F Girdwood Industrial Park (pg 45): Commissioner BW has concerns about Girdwood valley service area, Snow Free Snow Plowing/Bob Wolfe's lot, and Fire Department continuing to have space here if it is sold. Staff reassures with information about how the land disposal process will work, and how this plan makes the most sense financially. Staff clarifies*

the difference between leases and permits. RH: asks for clarification on the terms of the permits.

b. *No other points of discussion.*

Chair TO requests motion to adjourn: Moved by Commissioner DM, 2nd by Commissioner RH. Staff - WAIT!! Public comment! Not done with the agenda. Undo the adjourning.

- IX. **Persons or Items Not on the Agenda (THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.)**
- a. *Krystal Hoke, Citizen: gives an update about Town Hall event February 12, 2022 at the Girdwood Chapel, 30 in person and 40 on zoom, presenters from the clinic and the chapel and Girdwood Community Land Trust, then public comment and discussion, GBOS and assembly member present. Discussed the Holtan Hills plan. Conducted a poll (N=113) to clarify what top concerns are.*
- b. *Cathy Gleason, Vice president of Turnagain CC: wants clarification on when the next work session will be. Chair TO stated that it would be in March. Will allow TCC to submit comments.*
- X. **Commissioner Comments:** *None.*
- XI. **Next Regularly Scheduled Meeting Date:** Thursday, March 24 at 11:30 a.m. via Microsoft Teams and telephonic hearing.
- XII. **Adjournment:** *Commissioner BW moves to adjourn, 2nd by Commissioner DM, adjourned at approximately 1:20 p.m. by Chair TO.*

PASSED and APPROVED on this, the 24th day of March, 2022.

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

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

Funds	:	*	Fund Group
Grant	:	*	
Fund Center	:	122100	Heritage Land Bank
Funded Prog	:	*	
Budget Per	:	*	

From: 1 to 2
 Year From: 2022
 Year To: 2022

Description	Original Budget	Budget Change	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
501010 Straight Time Labor	264,408.00	-	264,408.00	-	-	26,106.29	238,301.71	9.87
501040 Annual Leave Taken (Modified Accrual)	4,434.00	-	4,434.00	-	-	2,015.23	2,418.77	45.45
501080 Retirement	50,092.00	-	50,092.00	-	-	6,864.43	43,227.57	13.70
501090 Life Insurance	123.00	-	123.00	-	-	18.70	104.30	15.20
501100 Medical/Dental	77,076.00	-	77,076.00	-	-	13,916.50	63,159.50	18.06
501105 FICA/Medicare Taxes/Social Security	17,417.00	-	17,417.00	-	-	2,141.01	15,275.99	12.29
501115 Employee Assistance	72.00	-	72.00	-	-	9.90	62.10	13.75
501130 Unemployment Insurance	456.00	-	456.00	-	-	62.40	393.60	13.68
501140 Long Term Disability	355.00	-	355.00	-	-	42.79	312.21	12.05
* Labor Modified Accrual	414,433.00	-	414,433.00	-	-	51,177.25	363,255.75	12.35
511000 Operating Supplies	2,400.00	-	2,400.00	-	-	-	2,400.00	-
511010 Office Supplies	2,100.00	-	2,100.00	-	-	-	2,100.00	-
511080 Postage	150.00	-	150.00	-	-	-	150.00	-
511360 Computer Supplies	-	-	-	-	-	260.69	(260.69)	-
520000 Travel Roll Up	1,000.00	-	1,000.00	-	-	-	1,000.00	-
530060 EMP Background Checks	-	-	-	-	-	26.00	(26.00)	-
530090 Legal Services-General	25,000.00	-	25,000.00	-	-	-	25,000.00	-
530360 Repair and Maintenance Contract Services	1,000.00	-	1,000.00	-	-	-	1,000.00	-
530380 Other Professional Services	174,660.00	-	174,660.00	-	8,925.00	1,348.53	164,386.47	5.88
540030 Court CostsInvestmentRecord	300.00	-	300.00	-	-	-	300.00	-
540040 Dues Memberships	500.00	-	500.00	-	-	-	500.00	-
540050 Tuition/Registration Anch Area	800.00	-	800.00	-	-	-	800.00	-
540150 Advertising	2,000.00	-	2,000.00	-	-	-	2,000.00	-
540160 Printing and Binding	1,000.00	-	1,000.00	-	-	-	1,000.00	-
540170 Communications	500.00	-	500.00	-	-	-	500.00	-
540180 Freight Express Messenger	100.00	-	100.00	-	-	-	100.00	-
540220 Mileage	1,000.00	-	1,000.00	-	-	-	1,000.00	-
540590 Assessment Payments	4,000.00	-	4,000.00	-	-	-	4,000.00	-
540640 Contractual Svcs Other	250.00	-	250.00	-	-	-	250.00	-
540650 Miscellaneous Expense	3,000.00	-	3,000.00	-	-	-	3,000.00	-
550010 Wireless Airtime Only	1,800.00	-	1,800.00	-	-	228.50	1,571.50	12.69
550080 Public Utility Services	2,400.00	-	2,400.00	-	-	-	2,400.00	-
570120 Land and Land Rights (Contra)	5,000.00	-	5,000.00	-	-	-	5,000.00	-
570210 Computer HW Purchase>\$1000 - (Contra)	-	-	-	-	-	1,446.03	(1,446.03)	-
590210 Computer HW Purchase < \$1,000	2,500.00	-	2,500.00	-	-	-	2,500.00	-
* Non Labor	231,460.00	-	231,460.00	-	8,925.00	3,309.75	219,225.25	5.29
580530 Transfer To Other Funds	80,000.00	-	80,000.00	-	-	-	80,000.00	-
* Contributions to Other Funds	80,000.00	-	80,000.00	-	-	-	80,000.00	-
** Direct Cost Modified Accrual	725,893.00	-	725,893.00	-	8,925.00	54,487.00	662,481.00	8.74
600030 IGC Clerk - Municipal Financial Audit	656.00	-	656.00	-	-	-	656.00	-
600050 IGC Ombudsman	1,081.00	-	1,081.00	-	-	-	1,081.00	-
600060 IGC Internal Audit	844.00	-	844.00	-	-	-	844.00	-
600080 IGC Mayor	1,782.00	-	1,782.00	-	-	-	1,782.00	-
600090 IGC Office of Emergency Management	1,522.00	-	1,522.00	-	-	-	1,522.00	-
600140 IGC OEO - Equal Emplmnt Ops	34.00	-	34.00	-	-	-	34.00	-
600150 IGC IT Projects & Procurement	1,729.00	-	1,729.00	-	-	-	1,729.00	-
600160 IGC Civil Law	11,048.00	-	11,048.00	-	-	-	11,048.00	-
600190 IGC Municipal Attorney Administration	4,231.00	-	4,231.00	-	-	-	4,231.00	-
600220 IGC Municipal Manager Administration	769.00	-	769.00	-	-	-	769.00	-
600240 IGC Reprographics-No Mailroom	3,906.00	-	3,906.00	-	-	-	3,906.00	-
600250 IGC Records Management	2,124.00	-	2,124.00	-	-	-	2,124.00	-
600280 IGC IT Fixed Assets	549.00	-	549.00	-	-	-	549.00	-

Funds :	*	Fund Group
Grant :	*	*
Fund Center:	122100	Heritage Land Bank
Funded Prog:	*	*
Budget Per :	*	*

From: 1 to 2

Year From: 2022

Year To: 2022

Description	Original Budget	Budget Change	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
600290 IGC IT Application Services	3,966.00	-	3,966.00	-	-	-	3,966.00	-
600300 IGC Office of Management & Budget	5,340.00	-	5,340.00	-	-	-	5,340.00	-
600320 IGC Purchasing Services	3,905.00	-	3,905.00	-	-	-	3,905.00	-
600330 IGC Chief Fiscal Officer	548.00	-	548.00	-	-	-	548.00	-
600350 IGC Central Accounting	113,462.00	-	113,462.00	-	-	-	113,462.00	-
600360 IGC Payroll	2,376.00	-	2,376.00	-	-	-	2,376.00	-
600370 IGC Accounts Payable	479.00	-	479.00	-	-	-	479.00	-
600430 IGC-Rev Mgmt-Cash Receipts	923.00	-	923.00	-	-	-	923.00	-
600540 IGC - Netwk Svcs - Servers	4,597.00	-	4,597.00	-	-	-	4,597.00	-
600570 IGC ER-Benefits	848.00	-	848.00	-	-	-	848.00	-
600580 IGC ER-Employment Classif&Records Svcs	3,109.00	-	3,109.00	-	-	-	3,109.00	-
600610 IGC Labor Relations	1,802.00	-	1,802.00	-	-	-	1,802.00	-
600970 IGC Leases-Permit Center	31,813.00	-	31,813.00	-	-	-	31,813.00	-
601190 IGC Facilities-Heritage Land Bank	33,959.00	-	33,959.00	-	-	-	33,959.00	-
601470 IGC PW Communications	263.00	-	263.00	-	-	-	263.00	-
601680 IGC Facilities-Pmt Ctr	47.00	-	47.00	-	-	-	47.00	-
601840 IGC IT Security - All	425.00	-	425.00	-	-	-	425.00	-
601850 IGC IT Security # No AWWU	779.00	-	779.00	-	-	-	779.00	-
601880 IGC SAP Capital Recovery	8,658.00	-	8,658.00	-	-	-	8,658.00	-
601890 SAP Support Center IGC	18,128.00	-	18,128.00	-	-	-	18,128.00	-
601900 IGC-OECD GIS Licensing	2,020.00	-	2,020.00	-	-	-	2,020.00	-
601910 IGC-OECD GIS Labor	847.00	-	847.00	-	-	-	847.00	-
605530 IGC General Liability	6,235.00	-	6,235.00	-	-	636.62	5,598.38	10.21
605540 IGC Workers' Compensation	706.00	-	706.00	-	-	90.69	615.31	12.85
** Intra Governmental Charges	275,510.00	-	275,510.00	-	-	727.31	274,782.69	0.26
*** Function Cost Modified Accrual	1,001,403.00	-	1,001,403.00	-	8,925.00	55,214.31	937,263.69	6.40
406010 Land Use Permits-HLB (only)	(169,135.00)	-	(169,135.00)	-	-	(1,420.00)	(167,715.00)	0.84
406080 Lease & Rental Revenue-HLB	(238,100.00)	-	(238,100.00)	-	-	(42,025.05)	(196,074.95)	17.65
406090 Pipe ROW Fee	(110,795.00)	-	(110,795.00)	-	-	(97,905.68)	(12,889.32)	88.37
406100 Wetlands Mitigation Credit	-	-	-	-	-	(105,000.00)	105,000.00	-
440010 GCP Cash Pools Short-Term Int	(20,000.00)	-	(20,000.00)	-	-	-	(20,000.00)	-
440040 Other Short Term Interest	(27,000.00)	-	(27,000.00)	-	-	-	(27,000.00)	-
460080 Land Sales-Cash	(16,648.00)	-	(16,648.00)	-	-	(48,000.00)	31,352.00	288.32
*** Revenue Accounts	(581,678.00)	-	(581,678.00)	-	-	(294,350.73)	(287,327.27)	50.60
*** 221000 HLB Fund	419,725.00	-	419,725.00	-	8,925.00	(239,136.42)	649,936.42	(54.85)
530380 Other Professional Services	-	-	-	-	107,484.36	24,207.64	(131,692.00)	-
540030 Court CostsInvestmentRecord	-	-	-	-	-	137.84	(137.84)	-
* Non Labor	-	-	-	-	107,484.36	24,345.48	(131,829.84)	-
** Direct Cost Modified Accrual	-	-	-	-	107,484.36	24,345.48	(131,829.84)	-
*** Function Cost Modified Accrual	-	-	-	-	107,484.36	24,345.48	(131,829.84)	-
*** 421800 Heritage Land Bank CIP Contributions	-	-	-	-	107,484.36	24,345.48	(131,829.84)	-
***** BALANCE	419,725.00	-	419,725.00	-	116,409.36	(214,790.94)	518,106.58	(23.44)

**MS216028/F-85451****QUITCLAIM DEED**

The Grantor, MUNICIPALITY OF ANCHORAGE, an Alaska Municipal Corporation, whose address is PO Box 196650, Anchorage AK 99519-6650, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and quitclaim to the Grantee, MATTHEW J. PACKA,* an Alaska resident, whose address is 2701 E Beech Way, Wasilla AK 99654, and to the assigns of the Grantee, all of Grantor's interest in the following described real property, to-wit:

* a married person

Lots 1 & 2, Block 1, Chugach Park Estates Subdivision, Plat 72-188, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

SUBJECT TO the condition that Grantee has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accept same "as-is" without any warranty from Grantor, implied or expressed, of any type or nature whatsoever, other than as to the title which is expressly warranted by this deed.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, but subject, however, to all restrictions, easements, covenants and encumbrances of record.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to Grantee's assigns, FOREVER.

DATED: 2/11/2022

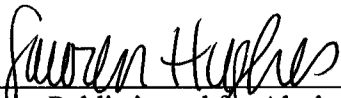
GRANTOR:

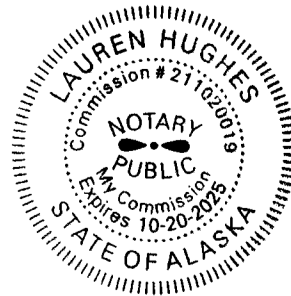
MUNICIPALITY OF ANCHORAGE


AMY DEMBOSKI, Municipal Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on February 11, 2022, by AMY DEMBOSKI, Municipal Manager of the Municipality of Anchorage.


Notary Public in and for Alaska
My commission expires: 10-20-2025



Record in the Anchorage Recording District
After recording return to:
Matthew J. Packa
2701 E Beech Way
Wasilla, AK 99654

Quitclaim Deed
MOA/Lots1&2 Blk1 Chugach Pk Est Subd

Page 2 of 2





DocuSign Envelope ID: 0788CAF2-F327-4DEC-A1FC-DE5B11C82D20

387740 0

QUITCLAIM DEED

The Grantor, MUNICIPALITY OF ANCHORAGE, an Alaska Municipal Corporation, whose address is PO Box 196650, Anchorage AK 99519-6650, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and quitclaim to the Grantee, UMOJA COWORKING & INCUBATOR, an Alaska non-profit corporation, whose address is 4119 Mountain View Drive, Anchorage AK 99508, and to the assigns of the Grantee, all of Grantor's interest in the following described real property, to-wit:

Lot 32A, Block 10, First Addition to the Alaska Industrial Subdivision, Plat 64-141, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

SUBJECT TO the condition that Grantee has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accept same "as-is" without any warranty from Grantor, implied or expressed, of any type or nature whatsoever, other than as to the title which is expressly warranted by this deed.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, but subject, however, to all restrictions, easements, covenants and encumbrances of record.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to Grantee's assigns, FOREVER.

DATED: 2/11/2022

GRANTOR:

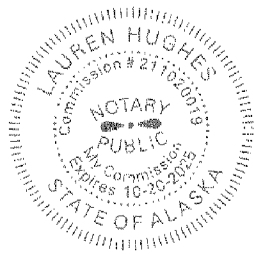
MUNICIPALITY OF ANCHORAGE

[Signature]
AMY DEMBOSKI, Municipal Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on February 11, 2022, by
AMY DEMBOSKI, Municipal Manager of the Municipality of Anchorage.

[Signature]
Notary Public in and for Alaska
My commission expires: ~~2-11-22~~
 10-20-25



Record in the Anchorage Recording District
After recording return to:
Umoja Coworking & Incubator
4119 Mountain View Drive
Anchorage AK 99508

Quitclaim Deed
MOA/Lot32A Blk10 1stAddn AK Ind Subd

