

Heritage Land Bank Advisory Commission Meeting Minutes
Friday, November 19, 2021 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conf. ID #

- I. **Call to Order:** *11:30 a.m. by Acting Chair Jim Fredrick*

- II. **Roll Call and Disclosures:** *Present are Commissioners Jim Fredrick, Vicki Gerkin, Kati Capozzi and Ron Tenny. Staff present are HLB Land Management Officer Shelley Rowton. No disclosures were made. A quorum is present.*

- III. **Introduction of Special Guests**

- IV. **Approval of:**
 - a. November 19, 2021 HLBAC Meeting Agenda – *Ron moved to add anything that isn't in the 2021 HLB Annual Work Program (VI.f and VI.g), VG 2nd (Approved 4-0). VG moved to approve the agenda as amended, KC 2nd (Approved 4-0)*
 - b. *January 14, 2021 minutes*
 - c. *July 22, 2021 minutes*
 - d. *August 2, 2021 minutes (all approved 4-0)*

- V. **Land Managers Report:**
 - a. Correcting previous discrepancy in how addresses were acquired for public notice
 - b. Work program – Cathy Gleason noted that we were only doing the one-year work program this year. Staff explained that they wanted to concentrate on the one-year, get the new commissioners in, etc. Public Hearing will be delayed until community councils have been able to meet and provide feedback, whether that is February or later.
 - c. HLB has not been adhering to code with regard to financial reporting (projections, detailed expenditures, etc).
 - d. Update on director position was given.
 - e. Connie Yoshimura gave an update on the Holtan Hills project proposed in Girdwood.

- VI. **Proposed Action Items:**
 - a. **HLBAC Resolution 2021-06:** Approval of the **continuation of a lease** of portions of HLB Parcel 4-033A and 4-034, legally described Tract A, Airport Subdivision (Plat 95-5) and the East one-half, Section 31, Township 13 North, Range 4 West, Seward Meridian, to the Federal Aviation Administration for the operations of a non-directional beacon site and supporting infrastructure.

JF opened and closed PH with no testimony. Moved by RT, 2nd by KC. JF noted that a longer-term lease made a great deal of sense. (Approved 4-0)

 - b. **HLBAC Resolution 2021-07:** Approval of the **non-competitive disposal by non-exclusive telecommunication easement** of a portion of HLB Parcel 3-064, legally described as the North one-half of the Northeast one-quarter, Section 4, Township 12 North, Range 3 West, Seward Meridian, to Alaska Communications, Inc. for the operation and maintenance of fiber-optic cable.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. JF agreed that the proper way is for the easement to follow the construction permit and upgrading communication infrastructure is a slam dunk. (Approved 4-0)

 - c. **HLBAC Resolution 2021-08:** Approval of the **non-competitive disposal by non-exclusive lease** of HLB Parcel 3-065, legally described as Tract A, Alaska State Land Survey (ASLS) 2002-34 (Plat 2004-59), to

the State of Alaska Department of Public Safety, for the operation of an emergency use heliport, at less than fair market value.

Commissioner VG asked how long the lease would be. Johann Mueller with DPS stated they would like it to be as long as possible. HLB Staff SR stated that it would likely be 20-years with two 5-year renewals.

Commissioner JF asked if there were any other uses likely. SR stated that because of the Recreation and Public Purposes Act restriction and the majority of the parcel being covered by a conservation easement that this was the highest and best use for this small portion of usable property.

JF opened PH. Citizen Cathy Gleason asked about the effect of takeoffs and landings on birds and wildlife in the wetlands. Mr. Mueller stated that the use about 6 times a year should have a de minimis affect but DOT, Watershed, FAA and other agencies would conduct the necessary assessments. Also, the lack of development occurring limits the impact. No improvements will be made to the property.

Moved by RT, 2nd by KC. (Approved 4-0)

- d. **HLBAC Resolution 2021-09:** Approval of the **continuation of a lease** of HLB Parcel 1-090, legally described as the Northwest portion of Lot 17, Section 16, Township 15 North, Range 1 West, Seward Meridian, and **disposal by public use easement** of a portion of HLB Parcel 1-008, legally described as a 60-foot wide portion of the West one-half of the Southwest one-quarter of the Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter of the Southeast one-quarter, and the South one-half of the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter, Section 16, Township 1 North, Range 1 West, Seward Meridian, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operation of the Ptarmigan Valley Trailhead Parking Lot and a portion of Ptarmigan Valley Trail, at less than fair market value.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. (Approved 4-0)

- e. **HLBAC Resolution 2021-10:** Approval of a **non-competitive disposal by non-exclusive lease** of portions of HLB Parcels 6-074A and 6-074B, legally described as Tracts 28A & 28B, Section 28, Township 10 North, Range 2 East, Seward Meridian (Plat 73-220), to the Alaska Railroad Corporation, a corporation providing an essential government function, for the operation and maintenance of avalanche mitigation infrastructure, at less than fair market value.

JF opened PH for testimony. Citizen Brett Wilbanks testified that he served for years on Alyeska Patrol and it is great to see this technology rolled out. It reduces risk. Moved by RT, 2nd by VG. (Approved 4-0)

- f. **HLBAC Resolution 2021-11:** Approval of a **non-competitive disposal by sale** of HLB Parcel 6-043, legally described as US Survey 3042 Lot 72, Township 10 North, Range 2 East, Seward Meridian and the site of the Chugach National Forest Glacier Ranger District Headquarters, to the United States Forest Service at fair market value.

Tim Channon, District Ranger for the US Forest Service spoke to this proposal.

JF opened PH for testimony. Brett Wilbanks said that a lease extension potentially provided two times the revenue to HLB and wants the parcel to be split for development of a trailhead in coordination with the USFS. Commissioner RT explained that if USFS doesn't own the property, the US Government is not going to provide capital funds for improvements to the property.

Citizen Christina Hendrickson testified verbally in support of the disposal and shared those comments in writing as well (attached). Mr. Wilbanks testified a second time. Ron Tenny asked if we looked at

appraised value. Staff shared that as \$1.622M, 20-year lease is \$2.595M with a delta of \$973K. Mr. Tenny also raised the issue of Net Present Value. Staff also noted that HLB is not normally tasked with managing property with improvements. It could be moved out of HLB at any time and into Real Estate Services inventory.

Moved by RT, 2nd by KC. (Approved 3-1 with VG opposed)

- g. **HLBAC Resolution 2021-12:** Approval of a **non-competitive disposal by sale** of HLB Parcels 6-057A-E, legally described as Lots 1-5, Block 2, Girdwood Industrial Park Phase I, to current lessees in accordance with the Right of First Offer clause contained in each lease at fair market value.

JF opened PH and closed when no testimony was offered. Moved by RT, 2nd by VG. (Approved 4-0)

- ~~h. **HLBAC Resolution 2021-13:** Approval of a **non-competitive disposal by lease** of a portion of HLB Parcel 3-042, legally described as the North one-half of the Northeast one-quarter of the Northeast one-quarter, Section 35, Township 13 North, Range 3 West, Seward Meridian, to Chugach Electric Association for a utility substation replacing the existing substation located in Chugach Square at fair market value. (Postponed until further notice)~~

At this time, staff asked that the meeting be extended for 15 minutes to complete the agenda. Moved by VG, 2nd by RT. (Approved 4-0)

- i. **HLBAC Resolution 2021-14:** Approval of an **Intragovernmental Permit for utility access** on HLB Parcel 3-042, legally described as the North one-half of the Northeast one-quarter of the Northeast one-quarter, Section 35, Township 13 North, Range 3 West, Seward Meridian, as created by Department of the Army Contract DACA 85-2-68-1.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. (Approved 4-0)

VII. **Appearance Request(s):** None

VIII. **Persons or Items Not on the Agenda:** None

IX. **Commissioner Comments:** All expressed appreciation for other commissioners as they closed out their terms (VG, KC, JF).

X. **Next Regularly Scheduled Meeting Date:** Thursday December 9, 2021 at 11:30 a.m. via Microsoft Teams and telephonic hearing.

XI. **Adjournment:** VG moved to adjourn, 2nd by JF. Adjourned at 1:41 pm by Acting Chair Fredrick.

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

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

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