

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*