

## Heritage Land Bank Advisory Commission Work Session

Thursday, October 13, 2022 at 11:30 a.m.

*via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 997 316 172#*

### MINUTES

I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald (11:31 am)

II. **Roll Call, Introductions and Disclosures:** Emma Giboney

Chair Oswald, Vice Chair Wilbanks, Commissioner Tenny, Commissioner Hansen, Commissioner Flynn, and Commissioner Marshall were present. Commissioner Warfield was absent (unexcused). Staff present: Emma Giboney, Adam Trombley, Nicole Jones-Vogel (contractor), Quincy Arms (Legal), Dave Whitfield (Planning)

There were no disclosures made by Commissioners.

III. **Approval of Agenda**

October 13, 2022 (Motion DM; seconded by RH, no objection)

IV. **Overview of Heritage Land Bank Advisory Commission Roles/Responsibilities, MOA Legal**

Ms. Arms provided an overview of the Commissioner's roles and responsibilities generally. The Commission is advisory to the Anchorage Assembly. As it pertains to the Holtan Hills Development Agreement, details are negotiated between the Developer and the Administration. The Commission may propose conditions in any resolution that is passed; however, they may inadvertently apply conditions that are unfavorable and jeopardize the deal.

V. **Overview of MOA Land Use Entitlement Process, MOA Planning Department**

Mr. Whitfield provided an overview of the land use entitlement process and answered questions regarding the Crow Creek Neighborhood Plan and secondary access requirements.

VI. **Work Session – Holtan Hills Land Disposal**

Commissioners discussed details and concerns regarding their roles in the process, the uncertainty of the overall development, and how they may influence the outcome to best address the Girdwood Community's concerns. The two passed amendments were discussed along with the one on the table. Legal was asked questions about the Development Agreement and a response is expected to be provided to HLB Staff.

The Developer provided some additional details on timing and considerations leading into the overall plan. Adam Trombley described the overall project readiness coupled with off-site infrastructure costs being funded in part by grants obtained by AWWU.

VII. **Commissioner Comments**

Chair Oswald thanked the Commissioners for allowing her to serve as Chair and requested that the Commission accept her resignation as Chair.

VIII. **Next Regularly Scheduled Meeting Date:** Thursday, October 27, 2022, at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

IX. **Adjournment:** (Motion TO; seconded by BW, no objection) the meeting adjourned at 12:55 pm.