

Heritage Land Bank Advisory Commission Meeting

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

Permit & Development Center, Training Room
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 305 771 453#

MINUTES

I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald

The meeting was called to order at 11:30 am.

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

Chair Oswald, Vice Chair Wilbanks, Commissioners Tenny, Hanson, Marshall, and Flynn were present. Commissioner Warfield was excused. The Commissioners introduced themselves and their regional representation, if applicable.

Chair Oswald read the code related to Conflict of Interest and requested that any Commissioner who may have a potential conflict of interest to disclose that, including owning and operating rental properties in Girdwood.

Vice Chair Wilbanks disclosed that he owns a fourplex and rents out three units as long-term rentals to Girdwood residents. The Commissioners voted and it was unanimous that Vice Chair Wilbanks' disclosure was not a conflict of interest.

Commissioner Tenny disclosed that he owns and rents out a cabin in Girdwood. The Commissioners voted and it was unanimous that Commission Tenny's disclosure was not a conflict of interest.

III. **Approval of Agenda and Minutes**

a. October 27, 2022 Agenda

Commissioner Tenny proposed to add discussion items to the Agenda related to the Holtan Hills agenda item. Chair Oswald suggested those items could be discussed during the action item and would not require an agenda amendment.

Vice Chair Wilbanks moved to approve the agenda, seconded by Commissioner Flynn and there were no objections.

b. September 22, 2022 Minutes

Vice Chair Wilbanks moved to approve the minutes, seconded by Commissioner Marshall and there were no objections.

c. October 13, 2022 Minutes

Vice Chair Wilbanks moved to approve the minutes, seconded by Commissioner Flynn and there were no objections.

IV. **Director's Report**

Contractor Jones-Vogel provided the director's report which focused around a proposed upcoming retreat to begin to draft the 2023 Work Plan. Commissioners weighed in that the proposed date was not ideal as it was the week before Thanksgiving and many would be traveling.

V. **Special Guest:** Joy Boston, 673d ABW Community Partnerships & Alaska Native Liaison, Joint Base Elmendorf-Richardson will be giving a presentation on the Readiness and Environmental Protection Integration (REPI) program.

Ms. Boston provided a program overview and offered an invitation to the Commissioners to meet with program representatives on November 9 or 10th at HLB Parcel 4-043D. JBER is interested in limiting development on key properties within close proximity to JBER boundaries to address safety concerns with military aircraft operations. The ownership would remain MOA; the request is a long-term easement. Commissioners asked questions about the benefit to the HLB for this request. REPI would compensate HLB for the easement. Chair Oswald suggested that staff meet with REPI staff and report back to the Commission.

VI. **Proposed Action Item** (*Public Hearing was completed at September 22, 2022 meeting*)

- a. HLBAC Resolution 2022-09: A resolution recommending approval of the competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the *HLB 2021 Annual Work Program*.

Vice Chair Wilbanks provided an overview of the previously approved amendments to the resolution. Commissioner Tenny requested that the resolution passed by the Girdwood Board of Supervisors (GBOS) be read into the record – Chair Oswald stated that it would become part of the record by reference. Questions were asked of legal related to the project and how the Pomeroy development would progress separate from the Holtan Hills housing project. **Commissioner Tenny restated his motion that was left on the table from the September 22, 2022 meeting which was to prohibit construction access through High Tower Road.**

At 12:17 there was a 5-minute recess to address technical difficulties in the room.

Discussion continued regarding Crow Creek road access and implications of the development approval process. Staff and Legal answered questions about approval process. The Commission voted and unanimously approved the amendment.

Vice Chair Wilbanks made a motion to amend the resolution to require covenant and deed restriction of 50% of multifamily long-term rentals apartment style development, seconded by

Commissioner Tenny. Discussion occurred around the amount of units this would impact, legal implications, and developer interest in this as a potential condition. A roll call vote was conducted, the vote was tied and therefore did not pass.

Vice Chair Wilbanks made a motion to amend the resolution to require a restriction requiring 25% of the multi-family developed units be identified and set apart for rental development and not sold individually, seconded by Commissioner Tenny. A roll call vote was conducted, and the motion passed unanimously.

Chair Oswald made a motion to extend the meeting 15 minutes, seconded by Commissioner Flynn
There were no objections.

Commissioner Tenny made a **motion to amend the resolution to encourage the developer to continue to engage with the Girdwood Holtan Hills Housing Advisory Committee as the project progresses, seconded by Vice Chair Wilbanks.** Commissioner Tenny spoke to his motion stating that the continued dialogue between the developer and the community would be appreciated. A roll call vote was conducted and the motion passed unanimously.

Commissioner Tenny made a motion that the final whereas states the HLBC only supports the resolution with the amendments, seconded by Vice Chair Wilbanks. A roll call vote was conducted, and the motion passed unanimously.

Vice Chair Wilbanks requested that the final vote on the resolution be done by a ballot vote. Staff alerted the Commission that we did not have the software to do a proper ballot vote and discussion occurred around the ability to do a ballot vote by code and the commissioners decided to move forward with a ballot vote. Commissioners Tenny and Hansen voted by email. Chair Oswald, Vice Chair Wilbanks, and Commissioners Flynn and Marshall voted by ballot in the room. The votes were tallied and the Resolution 2022-09(S) with amendments passed 5 to 1.

Commissioner Flynn made a motion to extend the meeting to 1:30, seconded by Vice Chair Wilbanks, and there were no objections.

- VII. **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.*)

There were no members of the public that wished to speak to the Commission.

- VIII. **Officer Elections:** Chair

Chair Oswald thanked the Commission for the opportunity to Chair this past year. Commissioner Tenny nominated Vice Chair Wilbanks to be chair. Vice Chair Wilbanks accepted the nomination. Chair Oswald asked if there were any other nominations and there were not and so the Commission voted on Vice Chair Wilbanks to be chair and the appointment was unanimous.

This resulted in the need to fill the Vice Chair role. Commissioner Oswald nominated Commissioner Marshall. Commissioner Marshall accepted the nomination and the Commission voted unanimously to appoint Commissioner Marshall as Vice Chair.

IX. **Commissioner Comments**

Chair Wilbanks thanked Commissioner Oswald for her service as chair.

X. **Next Regularly Scheduled Meeting Date:** Thursday, November 17, 2022 at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

XI. **Adjournment** the meeting adjourned at 1:22 pm