

Heritage Land Bank Advisory Commission Meeting

Thursday, February 23, 2023 at 1:30PM

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

*or via Microsoft Teams (Meeting ID: 261 952 306 580 Passcode: LLxkm2)
and telephonic hearing (907-519-0237 Conference ID 554 313 943#)*

MINUTES

- I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks called the meeting to order at 1:43 pm with three Commissioners present.
- II. **Roll Call, Introductions and Disclosures:** LMO Emma Giboney
Commissioners Wilbanks, Tenny, Hansen, Marshall (arrived at 1:54 pm) were present.
Commissioners Oswald, Flynn, and Warfield were excused.

Due to the lack of a quorum, informational items were shared from the Director's Report.
Director Wilber provided the following updates:

- The Anchorage Assembly at a recent meeting voted to postpone indefinitely the Holtan Hills disposal.
- At the same meeting, the Assembly passed Resolution 2023-40, as amended, that outlined a few directives for HLB which include; incorporating Girdwood Area Plan items as appropriate into the HLB work plan, identify Girdwood properties for transfer to a Girdwood non-profit for development, and directed HLB staff to prepare a report outlining feasibility of Girdwood properties that could be developed for residential or commercial development (due to committee by 4/20/2023).
- Provided a timeline for the HLB Work Plan
- Staffing update was provided with an effort to hire a Real Estate/HLB Executive Director and a Land Management Officer starting on 3/20/2023.

Commissioner Marshall arrived at 1:54 pm and a quorum was established.

- III. **Approval of Agenda and Minutes**
 - a. February 23, 2023 Agenda – Moved by Commissioner Tenny, seconded by Commissioner Hansen a motion to amend the agenda to move Item VII Persons or Items Not on the Agenda to after the Director's report was made by Chair Wilbanks and seconded by Commissioner Tenny and approved unanimously, the main motion passed unanimously.
 - b. November 17, 2022 Minutes – Moved by Commissioner Marshall, seconded by Commissioner Hansen and approved unanimously.
- IV. **Director's Report – provided above.**

V. **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.)

Rachel Burnhardt, Board President Alaska Natural Burial

Ms. Burnhardt expressed the continued interest in HLB Parcel 2-156 for non-competitive direct disposal by sale. The use of the property as a natural burial is supported by the Rabbit Creek Community Council which that written support has been provided to HLB staff. Ms. Burnhardt looks forward to continued coordination with HLB staff and the HLBAC.

Mike Robbins, Anchorage Community Development Authority

Mr. Robbins alerted the HLBAC about a Senate Bill (SB 77) which allows for tax abatement with a blighted property provision and provides some tools to address economic development.

Grace Pleasants, Girdwood Resident

Ms. Pleasants asked the Commissioners who was providing oversight and management of the AWWU sewer line extension grant for the now postponed indefinitely Holtan Hills project.

Krystal Hoke, Girdwood Resident

Ms. Hoke provided an overview of the Girdwood Community Land Trust's (GCLT) interest in HLB Parcel 6-076 in the Girdwood South Townsite. She described that the property is difficult to secure funding, especially HUD due to the location's access through a flood zone. Therefore, the location for Little Bears may be better located up valley. Ms. Hoke said that GCLT is now evaluating the Girdwood South Townsite as a arts and culture area and requests the HLBAC to set aside a portion of the Holtan Hills acreage to be utilized for education and potentially a charter school.

Mike Edgington, Girdwood Resident

Mr. Edgington thanked Director Wilber for the comprehensive Director's Report and stated that a lack of HLB Executive Director continues to be an impediment. Mr. Edgington stated he wanted to address three main topics. First, a request to hear an update of the Alyeska Village Pomeroy project, secondly, mentioned the Assembly Resolution 2023-40 and looks forward to working with HLB on those items, and lastly, the Girdwood Industrial Park. Mr. Edgington stated that the management has been neglected, year-to-year permits do not provide stability, lack of infrastructure, lack of time scale, and overall lack of attention.

VI. **Proposed Action Items and Public Hearings** (No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)

- a. **Resolution 2023-01:** The acquisition of real properties, legally described as Block 10 Lot 41 (PID 012-493-42-000), and Block 10 Lot 42 (PID 012-493-43-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.

Ms. Giboney provided a staff report outlining the proposed action item. The public hearing was opened and closed with no public testimony.

Resolution 2023-01 was moved by Commission Marshall and seconded by Commissioner Tenny. A roll call vote was conducted, and the item passed unanimously 4 – 0.

VII. **Work Session:** Draft 2023 Annual Work Program & 2023-2027 Five Year Management Plan
(*The work session will be limited to 90 minutes*)

Ms. Jones-Vogel lead the Work Session and directed Commissioners to the table provided in their Commissioner packets. For Commissioners and those following along, a summary of how to interpret the table was described and the plan to seek input from Commissioners on the items highlighted in pink to help inform the 2023 Work Plan for priority and proposed action of a particular HLB Parcel.

Below is generalized feedback from the Commission

2-125/126 – Connector trail to be proposed on the 2023 Work Plan

2-156 – HLB Staff to evaluate parcel for disposal to meet needs identified by Rabbit Creek Community Council and Alaska Natural Burial to meet a community need in the 2023 Work Plan

3-010 – proposed competitive disposal to be considered in the 5-year plan

3-038/40/41/44/45 – Evaluate withdrawal and transfer to Parks & Recreation proposed in the 5-year plan.

3-042 – Potential disposal by lease for substation proposed to be in 2023 Work Plan

3-069 – Competitive Disposal to be proposed in the 5-year plan

3-074 – Property to be considered for trade for Block 102 to be proposed in the 2023 Work Plan. Commissioners expressed interest in full value being retained by HLB.

3-080 – Staff to begin land use entitlements proposed in the 2023 Work Plan.

4-043D – JBER request for no-development easement to be proposed in the 2023 Work Plan.

4-046 – 4-047 – Request for Interest to be proposed in the 5-year plan.

6-003B – Proposed sale to be proposed in the 5-year plan.

6-057F – Commissioners requested that staff look at options for HLB to complete subdivision and to dispose the parcel for a private developer to complete the subdivision. Proposed to be in the 2023 Work Plan

6-076 – Disposal consistent with the Girdwood South Townsite Master Plan proposed in the 2023 Work Plan.

Commissioners requested that the following policy topics to be discussed at an upcoming meeting:

1. Overview of the Request for Proposals process and how and when the Commission interacts with that process.
2. Developing a policy that places a reverter clause on all disposals for development that reverts after a certain time if the development is not achieved.
3. Evaluation of all items in the 5-year plan and remove those no longer relevant.

VIII. **Commissioner Comments**

Commissioner Tenny provided comments on the Crow Creek Neighborhood Plan and stated that the plan is no longer relevant and it should be repealed.

Chair Wilbanks provided comments on the report the Assembly requested asking staff to be creative in tax incentives such as a consumption-based tax or a local bed tax to help fund needed projects.

Ms. Sullivan was unavailable when the agenda was modified; therefore, Commissioners agreed to allow testimony after Commissioner Comments.

Briana Sullivan, Girdwood Resident

Ms. Sullivan stated she wanted to address the Girdwood Industrial Park and specifically that the review is unfair, inconsiderate, and unjust. Ms. Sullivan stated that the GWIP is a critical piece and a backbone and the HLB inaction to complete the Industrial Park is a dire place to operate out of.

- IX. **Next Regularly Scheduled Meeting Date:** Thursday, March 23, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

- X. **Adjournment**
Moved by Commissioner Marshall, seconded by Commissioner Tenny and the meeting adjourned at 3:35 pm.