

Heritage Land Bank Advisory Commission Meeting

Thursday, March 23, 2023 at 1:30PM

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

*or via Microsoft Teams (Meeting ID: 261 165 029 956 Passcode: AkZhHi)
and telephonic hearing (907-519-0237 Conference ID 680 049 670#)*

M I N U T E S

- I. **Call to Order and Statement of Procedure:** Chair Wilbanks called the meeting to order at 1:30 pm.
- II. **Roll Call, Introductions and Disclosures:**
Chair Wilbanks, Vice Chair Marshall, Commissioners Hansen and Oswald were present. Commissioner Tenny (excused), Commissioner Flynn (excused), and Commissioner Warfield (unexcused).

Chair Wilbanks asked for any disclosures and none were raised.
- III. **Approval of Agenda and Minutes**
 - a. March 23, 2023 Agenda; Vice Chair Marshall moved to approve the agenda, seconded by Commissioner Oswald, the agenda passes unanimously.
 - b. February 23, 2023 Minutes; Vice Chair Marshall moved to approve the minutes, seconded by Commissioner Oswald, the minutes pass unanimously.
- IV. **Director's Report**
Director Wilber provided the Director's report and covered the following items:
 1. The Assembly passed AR2023-40 and the HLB staff are working with GIS data to provide a report to determine what HLB parcels are most developable based on various factors including proximity to utilities, zoning, environmental factors, etc. Staff anticipates providing a presentation to the Commission when available.
 2. Girdwood Trails Plan – Kyle Kelley will be providing a presentation on the Girdwood Trails Plan seeking a letter of support from the Commission. A copy of the plan was provided to all Commissioners.
 3. Jonathan Taylor, HLB Land Management Officer, was introduced to the Commission.
- V. **Work Session:** Draft 2023 Annual Work Program & 2024-2028 Five Year Management Plan
(The work session will be limited to 90 minutes)

The Commissioners reviewed the work plan draft and did not express any specific edits or suggestions to occur prior to the release of the public review draft. Staff directed them to proposed policy changes related to Request for Proposals (RFPs), development agreements, reverter clauses, and concurrences of land use permits on certain permits.

Commissioners offered a few recommendations to the policy language that was drafted by staff including the following:

- Add “conditions” to “method, timing, terms” on page 9
- Include proforma to Development Agreement policy language
- Include a five-year financial projection

VI. **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.)

David Nyman, community member

Mr. Nyman provided comments related to Holtan Hills and requested that the community is aware earlier, a more robust public process. He stated that the Development Agreement was a problem because the community was not engaged, and he requested that the Commissioners remember to keep community interests out in front.

VII. **Commissioner Comments**

Vice Chair Marshall commented that he shared the same desire as Mr. Nyman to include the entire community in activities that affect HLB land.

VIII. **Next Regularly Scheduled Meeting Date:** Thursday, April 27, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

IX. **Adjournment**

Commissioner Oswald moved to adjourn, Vice Chair Marshall seconded, and the meeting adjourned at 2:27 pm.