

# Heritage Land Bank Advisory Commission Meeting

Thursday, July 27, 2023 at 1:30PM

Permit & Development Center, Conf. Room 170  
4700 Elmore Road, Anchorage, Alaska 99507

*or via Microsoft Teams and Telephone*

## MINUTES

### I. **Call to Order and Statement of Procedure**

Interim Chair Marshall called the meeting to order at 1:31pm.

### II. **Roll Call, Introductions and Disclosures**

Commissioners Present:

Dean Marshall

Ron Tenny

Tammy Oswald

Brian Flynn

Ryan Hansen

Staff Present:

Tiffany Briggs, Acting Real Estate Director

Jonathan Taylor, Land Management Officer

Emma Giboney, Land Management Officer

Nicole Jones-Vogel, HLB Contractor

Commissioners Absent: None

### III. **Approval of Agenda and Minutes**

Commissioner Oswald moved to approve the July 27<sup>th</sup>, 2023 Agenda, seconded by Commissioner Tenny, the agenda passed unanimously.

Commissioner Tenny moved to approve the June 22, 2023 Minutes, seconded by Commissioner Oswald. Interim Chair Marshall requested to amend the minutes to show that he requested to have additional commissioner training. Commissioner Tenny moved to approve the minutes as amended, seconded by Commissioner Oswald, the minutes as amended passed unanimously.

### IV. **Director's Report**

Acting Director Briggs let commissioners know that the HLB 2023 Work Plan would be having an Assembly Work Session on August 4<sup>th</sup> at 1pm

### V. **Presentation on Parcel 3-074**

LMO Taylor presented a Project Update on the potential trade with the State of Alaska for a portion of Block 102. The presentation included:

- An overview of HLB Parcel 3-074 and Block 102 including site characteristics and appraisals.
- Potential timeline for trade, including a potential HLBAC Work Session planned for August, with the trade hopefully complete by November 2023.
- Purpose of the trade is to acquire property and partner with ACDA on the development of the property.

Commissioners and Staff discussed:

- The value discrepancy between the two parcels

- The two-part process of the project, first the trade and then the partnership with ACDA for redevelopment
- The current and anticipated parking agreements.

VI. **Proposed Action Items**

**HLBAC Resolution 2023-03:** A Resolution endorsing the Administration and Assembly approval of the appointment of Tiffany Briggs as Heritage Land Bank and Real Estate Department Executive Director.

Commissioners asked Acting Director Briggs about her view on the role of the commission and discussed the value of informed decision. The role of the Director as a support and resource for staff and the commission was also discussed.

Commissioner Oswald moved to approve Resolution 2023-03, seconded by Interim Chair Marshall, the item passed unanimously 5 – 0.

VII. **Persons or Items Not on the Agenda**

*Mike Robbins, Executive Director, ACDA*

ACDA looks forward to continuing to work with HLB, HLBAC, and supports Acting Director Briggs becoming Director.

VIII. **Commissioner Comments**

Commissioners Oswald and Tenny expressed gratitude to staff for the presentation and for having someone with experience in the Real Estate Department becoming director.

Interim-Chair Marshall expressed interest in receiving additional training on the expectations of HLBAC.

IX. **Next Regularly Scheduled Meeting Date**

Thursday, August 24, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephone.

Assembly Work Session on the 2023 Work Plan on August 4 at 1pm at City Hall

Assembly Public Hearing for the 2023 Work Plan tentatively on August 8.

X. **Adjournment**

Commissioner Tenny motioned to adjourn the meeting, seconded by Interim-Chair Marshall. None opposed. Adjourned at 3:08PM