

Heritage Land Bank Advisory Commission Meeting

Thursday, September 28, 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:**

Acting Chair Marshall called the meeting to order at 1:30 pm

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

Commissioners Present:

Dean Marshall

Ron Tenny

Tammy Oswald

Brian Flynn

Staff Present:

Tiffany Briggs, Acting Real Estate Director

Emma Giboney, Land Management Officer

Nicole Jones-Vogel, HLB Contractor

Commissioners Absent: Ryan Hansen (excused)

III. **Approval of Agenda and Minutes**

- a. September 28, 2023 Agenda – Moved by Commissioner Oswald, seconded by Commissioner Flynn and approved unanimously.
- b. July 27, 2023 Minutes – Moved by Commissioner Oswald, seconded by Commissioner Flynn and approved unanimously.

IV. **Director's Report**

Director Briggs provided an update on filling vacant and upcoming vacancies on the Commission, noted that Commissioner Tenny will be terming out in October and a Girdwood resident has submitted an application for consideration for a position on the Commission. Commissioner Hansen and Acting Chair Marshall have agreed to serve a second term. Director Briggs reminded the Commissioners that an election for Chair and Vice Chair will occur today and information about each Commissioner was provided to assist with that process.

V. **Officer Elections: Chair and Vice Chair**

Chair nominations: Commissioner Tenny nominated Acting Chair Marshall for Chair. Acting Chair Marshall accepted the nomination, and there was no discussion. Roll call vote occurred, and passed unanimously.

Vice Chair nominations: Chair Marshall nominated Commissioner Flynn for Vice Chair. Commissioner Flynn accepted nomination for Vice Chair. A roll call vote occurred, and pass unanimously.

VI. **Work Session: Implementation of the 2023 HLB Work Plan**

HLB Staff provided a presentation to discuss the proposed Block 102 transaction with the State of Alaska, the Industrial Park feasibility study, and the 2024 Work Plan update strategy.

HLB Staff discussed the Block 102 transfer with the State of Alaska and the expected timeframe and items that staff anticipates being resolved prior to any action coming before the Commission for action.

HLB Staff provided an outline of aspects identified for a feasibility study as approved in the 2023 Work Plan for the Girdwood Industrial Park Phases II and III. Staff requested that Commissioners consider the items and propose any further areas that should be included in the study to better prepare the Commission to make a recommendation on the path forward. Four potential scenarios were presented that will be analyzed according to the criteria.

Lastly, Staff updated the Commission on the timeframe and plan for drafting the 2024 Work Plan. Staff provided the proposed Open Houses planned for mid-October. The draft Work Plan is expected to be before the Commission in the first quarter of 2024.

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.)**

Deb Essex – Girdwood Nordic Ski Club, President

Ms. Essex thanked Commission for all they do. Ms. Essex expressed that she was at the meeting to discuss previously approved HLBAC 2017-09 Resolution, which was in support of a 20-year trail easement located on 6-011. Since the HLBAC passed Resolution 2017-09, HDR had been hired to create/design for the trail in that location and the Girdwood Trails Plan has been drafted and currently being adopted. Ms. Essex read a response from HLBAC Work Plan appendix D and questioned next steps regarding the Forest Loop project.

Brett Wilbanks – Girdwood Resident

Mr. Wilbanks expressed his gratitude to Commissioners for allowing to him serve on the HLBAC. He stated he is now the Chairman of Girdwood Housing and Economic Committee and that he hopes to have some creative solutions to share with HLBAC at an upcoming meeting.

VIII. **Commissioner Comments**

Commissioner Tenny added comments regarding Ms. Essex’s testimony recalling history about the airport land disposal.

Commissioner Oswald appreciated Mr. Wilbanks’ service to the HLBAC.

Vice Chair Flynn also thanked Mr. Wilbanks for his service on the Commission.

IX. **Next Regularly Scheduled Meeting Date:** Thursday, October 26, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephone.

X. **Adjournment**

Moved by Vice Chair Flynn, seconded by Commissioner Oswald and the meeting adjourned at 2:04 pm.