

# Heritage Land Bank Advisory Commission Meeting

Thursday, October 26, 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

Chair Marshall called the meeting to order at 1:32 pm

### II. Roll Call, Introductions and Disclosures

Commissioners Present:

Dean Marshall

Tammy Oswald

Brian Flynn

Ron Tenny (arrived 1:34pm)

Ryan Hansen (arrived 1:36pm)

Staff Present:

Tiffany Briggs, Acting Real Estate Director

Emma Giboney, Land Management Officer

Nicole Jones-Vogel, HLB Contractor

A quorum was established at 1:34pm.

### III. Approval of Agenda and Minutes

- a. October 26, 2023 Agenda – Commissioner Oswald moved; Commissioner Hansen seconded – passed unanimously.
- b. September 28, 2023 Minutes – Commissioner Tenny moved; Commissioner Oswald seconded – passed unanimously.

### IV. Director's Report

Director Briggs provided an update on the HLB efforts over the last month generally and asked staff to provide a summary of the community meetings including the open houses and the Girdwood Industrial Park. Director Briggs updated the Commission on upcoming appointments. Commissioner Tenny's last meeting will likely be this meeting, Director Briggs thanked Commissioner Tenny for his contributions and asked Commissioners to consider the next meeting on November 16<sup>th</sup>, which is one week earlier due to the holiday.

### V. Presentation

HLB Parcels 2-127 – 2-136: Great Land Trust presented a project to create a new municipal park involving HLB Parcels near Potter Marsh.

Staff introduced the project briefly and passed the presentation over to the guests from Great Land Trust (GLT). Dave Mitchell and Ellen Kazary were present from GLT.

Dave provided an overview of the Great Land Trust and the working relationship with the MOA both with Parks and Recreation (P&R) and HLB providing an overview of partnership projects. He illustrated GLT's overall reach in Southcentral Alaska.

Dave described the Potter Marsh Watershed Park Project, which is overall 300 acres (100-acres being HLB inventory lands). He described the grants and how they will leverage the HLB parcels to achieve this project. The property is critical to Potter Marsh health with seventy-five percent of the water influx into Potter Marsh coming from this project area. The project does not require infrastructure, but P&R would plan to complete a Master Planning effort to determine community need for this newly established area. The project is supported by many adopted plans including Hillside District Plan, Comprehensive Plan, and the Potter Valley Land Use Analysis.

A timeline was provided, closing on the GCI property is expected by January 2025. Ahead of that HLB, P&R and Anchorage Assembly approvals need to be completed.

Commissioner Tenny commented on the many visitors to Potter Marsh and the desire to protect Potter Marsh through the conservation of the HLB parcels.

Chair Marshall asked about fundraising. Funds are coming from a few grants and community fundraising will occur later into the project.

**VI. Persons or Items not on the Agenda**

There were not any persons or items not on the agenda.

**VII. Commissioner Comments**

Commissioner Flynn commented on Commissioner Tenny's contributions.

Chair Marshall echoed the sentiment, as did Commissioner Oswald.

Commissioner Tenny thank everyone for their comments and well wishes.

**VIII. Next Regularly Scheduled Meeting Date**

Thursday, November 16, 2023 at 1:30pm at the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

**IX. Adjournment**

Commissioner Flynn moved to adjourn the meeting, seconded by Commissioner Oswald and the meeting adjourned at 1:58 pm.