

# 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

*Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p*

*Join by Telephone - 907-519-0237, Conference ID: 987 366 530#*

## AGENDA

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
  - a. October 26, 2023 Agenda
  - b. September 28, 2023 Minutes
- IV. **Director's Report**
- V. **Presentation**
  - a. **HLB Parcels 2-127 – 2-136:** Great Land Trust will present a project to create a new municipal park involving HLB Parcels near Potter Marsh.
- 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.*)
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** *Thursday, November 16, 2023 at 1:30pm* in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- IX. **Adjournment**

# 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.



# MUNICIPALITY OF ANCHORAGE

## REAL ESTATE DEPARTMENT

### HERITAGE LAND BANK

October 20, 2023

## PROJECTS UPDATE REPORT

### Pending and Recently Completed Disposals

- *3-027A – Dowling Substation (HLBAC Res 2022-03, As Amended)*

A Purchase and Sale agreement will be drafted, and documents will be prepared for taking this disposal to the Anchorage Assembly for approval. This transaction is anticipated to be complete by the end of 2023.

- *3-078A-D – Lake Otis and Tudor (AO 2022-50; HLBAC Res 2021-01)*

The disposal of these 4 parcels has been under contract since December of 2021. This transaction is anticipated to close before the end of 2023.

- *6-057B, C, E – Girdwood Industrial Park Phase I lots (AO 2022-23(S); HLBAC Res 2021-12)*

The disposal of the remaining Phase I lots, 6-057B, C, E are under contract and are anticipated to close before the end of 2023.

### Pending and Recently Completed Acquisitions

- *5-041 – Laurel Acres (AO 2023-86; HLBAC Res 2022-11)*

On September 12<sup>th</sup>, the Assembly approved the acquisition of Lots 29 & 30 of Block 11 and Lots 30 & 31 of Block 5 of the Laurel Acres Subdivision for future wetland mitigation. This transaction closed on October 10, 2023.

- *5-041 – Laurel Acres (AO 2023-113; HLBAC Res 2023-01)*

The acquisition of Lots 41 and 42 of Block 10 are being introduced at the October 24, 2023 Assembly Meeting, with a Public Hearing tentatively scheduled for November 7, 2023. This transaction is anticipated to be closed by the end of 2023.

### Current & Continuing Projects

- *2-127-136 – Parcel Transfer to Parks and Recreation*

These parcels will be coming before HLBAC in the coming months with a proposed transfer to Parks and Recreation for the creation of a new park. Great Land Trust will be presenting to the HLBAC in October about the project. The majority of the area is steeply sloped and unsuitable for

development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and PVLUA.

- *2-156 – Natural Burial Cemetery*

Alaska Natural Burial submitted an application to HLB Staff in August 2022 to use HLB Parcel 2-156 for a natural burial cemetery. Staff is working with the non-profit and other agencies to determine the best path forward. This disposal will likely come before HLBAC in the coming months.

- *3-074 – Potential Exchange for Block 102*

The MOA and the State of Alaska are considering a land exchange of HLB Parcel 3-074 for a portion of Block 102 in downtown Anchorage. This is anticipated to be before the HLBAC in the coming months.

- *5-041 – Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. Several property owners are considering sale and/or donation to HLB. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed. HLB completed a purchase this month, bring the total to 8 parcels acquired since starting the project.

- *6-011 – Glacier Creek Village*

HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. As this project progresses HLB Staff will keep HLBAC updated.

- *6-011/16/17 – Holtan Hills*

The Assembly, at their February 7, 2023, regular meeting, voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are still in effect. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement and with the Planning Department to finalize the preliminary plat.

- *6-057F – Girdwood Industrial Park*

HLB Staff are evaluating options and will present the feasibility of different options to HLBAC for guidance in the coming months. Staff gave an update to HLBAC at the September meeting to determine what further information would be helpful for making an informed decision on the best path forward. In October, HLB Staff met with several permittees to discuss the project. Staff will continue to meet with permittees and other stakeholders as the project progresses. HLB will provide an update to GBOS at the Municipal Manager Quarterly Meeting on October 20, 2023

- *6-076 – Girdwood South Townsite*

HLB Staff are working with Girdwood Community Land Trust in exploring the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. GCLT and HLB Staff have a standing monthly meeting to keep communication open and work through items related to the disposal of 6-076.

## **Administrative and Land Management**

- *2024 Work Plan*

HLB Staff will begin work on the 2024 Work Plan in hopes of having it complete in the 1<sup>st</sup> quarter of 2024. In October Staff hosted open houses in Girdwood and at the Permit Center to gather public input.

- *Contaminated Site Monitoring*

HLB continues to work with contractors and the State's Department of Environmental Conservation to monitor the contamination at HLB Parcels 3-078A-E.

- *Wetland Monitoring*

Routine wetland monitoring occurred during the summer of 2023 in the conservation easement areas that are used for wetland mitigation credits. These areas include in Girdwood at the end of Arlberg and in Laurel Acres in southwest Anchorage.

- *GIS Mapping*

HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps with parcel, zoning and wetland information.

- *Site Visits & Inspections*

HLB Staff will continue to visit HLB owned parcels during the remainder of 2023. Real Estate Department Staff is working with GDIC to make a georeferenced online form to make inspections more streamlined.

## Land Use Permits

HLB Permit	Issued To	Permitted Use	Expiration
2022-01	Sundog Ski Guides	Backcountry skiing	2023-06-30
2016-09	Girdwood Forest Fair	Vendor camping	2023-07-11
2021-18	Ridgetop Builders	Wood mill	2023-08-01
<b>2023-06</b>	Spawn Ideas, Inc.	Filming	2023-09-16
<b>2023-04</b>	SOA DOT&PF	Wetland delineation	2023-09-30
2014-02	Backroads	Guided hiking	2023-09-30
2017-08	Chugach Adventures	Guided hiking	2023-10-01
2018-01	ADOT&PF/TSAIA	Access permit	2023-11-30
2007-08	Girdwood Parks & Recreation	Frisbee golf course	2023-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2023-12-31
2017-10	Alaska Railroad Corporation	Avalanche mitigation	2023-12-31
2019-08	Girdwood Valley Service Area	Park & Ride	2023-12-31
<b>2023-01</b>	Ritual Bough	Ceremonies	2024-01-31
2022-04	Girdwood Community Land Trust	Storage	2024-02-10
2021-07	Turnagain Tree Care	Contractor wood lot	2024-02-10
<b>2023-02</b>	Girdwood Community Land Trust	Land and site planning, including land surveying	2024-04-06
2021-08	AK Seeds of Change	Urban farm and job training	2024-05-04
2017-29	Chugach Powder Guides	Heli-skiing	2024-05-31
2022-02	Girdwood Equipment Rental	Storage	2024-05-31
2020-10	Straight to the Plate	Storage	2024-06-01
2016-21	Silverton Mountain Guides	Heli-skiing	2024-06-30
2018-13	Alaska Guide Collective	Mountain guiding	2024-06-30
<b>2023-03</b>	AWWU	Geotechnical investigation	2024-07-15
2018-10	Chugach Powder Guides	Access to Notch Hut	2024-08-31
<b>2023-05</b>	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning, surveying etc.	2024-09-15

*List of Permits that were issued or active in 2023. Permit numbers starting with 2023 (bold) are new this year, other permits are renewals from previous years. Permits are organized by term expiration.*