

Heritage Land Bank Advisory Commission Meeting

Thursday, November 16, 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 1:30 pm

II. Roll Call, Introductions and Disclosures

Commissioners Present:

Dean Marshall

Tammy Oswald

Brian Flynn

Tim Charnon

Ryan Hansen (arrived 1:35pm)

Staff Present:

Tiffany Briggs, Real Estate Director

Emma Giboney, Land Management Officer

Nicole Jones-Vogel, HLB Contractor

III. Approval of Agenda and Minutes

- a. November 16, 2023 Agenda – **Commissioner Flynn moved, Seconded by Commissioner Oswald, there were no objections and the agenda passed unanimously.**
- b. October 26, 2023 Minutes – **Commissioner Oswald moved, seconded by Commissioner Flynn, there were no objections and the minutes passed unanimously.**

IV. Director's Report

Director Briggs welcomed Commissioner Charnon and offered an opportunity for Commissioner Charnon to introduce himself. Commissioner Charnon stated he has lived in Girdwood for 20 years and was the previous USFS District Ranger in Girdwood. The rest of the Commissioners introduced themselves. The 2024 HLB Work Plan is underway, and it was asked if the Commissioners preferred a Work Session prior to public review draft, the Commissioners collectively requested a Work Session on December 14.

V. Proposed Action Items and Public Hearings

- a. **Resolution 2023-04:** Recommending approval of the disposal of a portion of HLB parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A of the Original Townsite (Plat 1967-30) by perpetual, non-exclusive telecommunication and electrical

easement to Chugach Electric Association, Inc., and amend the 2023 HLB Annual Work Program.

Staff gave a presentation regarding the request for the non-exclusive easement and provided an overview of the project and parcel information. The easement request is approximately 300 square feet to provide adequate electricity for new security equipment. AWWU has provided comments regarding easement placement in relation to an existing AWWU asset. Staff requested that an amendment to the resolution be considered to account for AWWU's comments that would require coordination between the Health Department and AWWU to find a location that met both party's needs.

Commissioner Flynn asked if the easement would impact parking. Staff responded that the Health Department utilizes the parking lot and are requesting the security; therefore, the parking loss of approximately two parking spaces is acceptable.

Kimberly Rash from the Health Department confirmed that they are amenable to the parking stall loss.

Chair Marshall opened the public hearing asked if there were members of the community to speak on the item. There were no members of the community that wished to testify on this action item; the public hearing was closed.

Commissioner Flynn moved to approve Resolution 2023-04, as amended, seconded by Commissioner Charnon there were no objections. Resolution passed unanimously.

- b. **Resolution 2023-05:** Recommending the disposal by lease, exercising the second five-year extension option, to Alascom, Inc. dba AT&T Alaska for HLB Parcels 6-050, 6-049, and a portion within 6-048, legally described as Lots 12, 13, and 14 of Block 2, US Survey 1177, Original Townsite of Girdwood, and amend the 2023 HLB Annual Work Program.

Staff presented the lease extension for Alascom describing the parcel and the location of equipment. Staff described the history of the approvals and extensions. Staff described an amendment needed to be include, "and amend the 2023 HLB Annual Work Plan." This language was provided in all public hearing notices, only left out of the draft resolution.

Chair Marshall opened the public hearing asked if there were members of the community to speak on item. There were no members of the community that wished to testify on this action item; the public hearing was closed.

Commissioner Flynn moved to approve Resolution 2023-05, Commissioner Oswald seconded, and discussion on the item began.

Commissioner Charnon asked about any upcoming changes in the next 5 years. Staff responded that the lease changes are limited to the rental rate and the term. Commissioner Charnon commented on initial concern of the tower regarding visual impacts and requested that if Alascom were to make changes it would be recommended that those changes come back to HLBAC and seek community input. Commissioner Flynn asked about the 3% increase in the lease rate.

Chair Marshall asked for a vote and the item passed unanimously.

VI. Persons or Items not on the Agenda

Jim Renkert, 3rd Ave Radicals

Mr. Renkert was joined by Sue Spyker. Mr. Renkert mentioned his discussion with Director Briggs the past week. He discussed the successes the 3rd Ave Radicals have had since forming in 2017. He said that site activation of 3rd & Ingra is what the Radicals would like to see. If the Master Plan is no longer desirable, they are interested in seeing something occur. He plead that HLB do something as the previous summer was disparaging and they do not wish to see another year like that.

Ms. Spyker echoed Mr. Renkert's comments and the 3rd Ave Radicals are open to all options for site activation.

Commissioner Flynn asked questions about the current use of the property particularly Seeds of Change and the overall management of the property. Director Briggs addressed that the property will be brought back to the Commission as a discussion point for overall management and strategizing. Chair Marshall asked about security of other HLBAC parcels. The security of other vacant parcels in the HLB inventory is limited to fencing.

VII. Commissioner Comments

There were no Commissioner comments.

VIII. Next Regularly Scheduled Meeting Date

Thursday, December 14, 2023 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

Commissioner Oswald stated that she will be traveling 12/14 and would likely be unavailable to attend the meeting.

IX. Adjournment

Commissioner Flynn moved to adjourn, seconded by Commissioner Oswald and the meeting adjourned at 2:13 pm.