

# **Heritage Land Bank Advisory Commission Meeting**

**Thursday, April 24, 2025 at 1:30PM**

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

*And via Microsoft Teams and telephone*

## **MINUTES**

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

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

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

Present: Chair Marshall and Vice Chair Chmieloski

Excused: Commissioners Hansen, Oswald, and Charnon

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle, and contractor Nicole Jones-Vogel

No action was taken as there was no quorum for this meeting.

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

a. April 24, 2025, Agenda: No action taken

b. March 27, 2025, Minutes: No action taken

### **IV. Director's Report:** A report was postponed to a subsequent meeting when a quorum is present.

### **V. Work Session: Former Alaska Native Service Hospital Site (HLB Parcels 4-046 and 4-047)**

Staff provided an overview of the project and the 2019 Master Plan history and approval. The role of the Commission in this project is to evaluate if ACDA should have an opportunity to lease the site, not to evaluate the feasibility and code requirements of such a development. Commissioners asked questions about the topic areas including development considerations, pro forma, phasing and timing, code requirements and justification for waiving the competitive process outlined in HLB Code.

### **VI. Persons or Items Not on the Agenda**

Amanda Tuttle, Girdwood Resident, spoke to the Commission

Rob Cupples, Anchorage Resident, spoke to the Commission

Krystal Hoke, Girdwood Resident, spoke to the Commission

**VII. Commissioner Comments**

Vice Chair Chmielowski expressed appreciation for HLB and ACDA Staff for the work they have completed for the work session

**VIII. Next Regularly Scheduled Meeting Date:** Thursday, May 22, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

**IX. Adjournment**

The meeting was adjourned at 2:21pm