

Heritage Land Bank Advisory Commission Meeting

Thursday, May 22, 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 1:30 pm

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

Present: Chair Marshall and Commissioners Charnon, Oswald, and Hansen

Excused: Vice Chair Chmielowski

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

III. **Approval of Agenda and Minutes**

- a. **May 22, 2025 Agenda:** Commissioner Oswald moved to approve the agenda as presented, Commissioner Charnon seconded the motion, and the agenda passed with no objection
- b. **April 24, 2025 Minutes:** Commissioner Oswald moved to approve the minutes as presented, Commissioner Hansen seconded the motion, and the agenda passed with no objection
- c. **March 27, 2025 Minutes:** Commissioner Oswald moved to approve the agenda as presented, Commissioner Charnon seconded the motion, and the Minutes passed with no objection

IV. **Director's Report**

Director Briggs provided an update to the Commission including:

- The 2025 HLB Work Plan was unanimously approved on May 20 with two staff-supported amendments. Amendments will be incorporated and then the Plan will be distributed.
- The Assembly also approved the project on Campbell Airstrip Road related to the fire-wise clearing efforts.
- Surveying for the Girdwood Industrial Park tract plat is moving forward.
- The 6-075 transfer will be going to the Assembly for action in the coming weeks
- The Former Clitheroe Center is being evaluated by staff and we anticipate action before the commission, potentially for a long-term ground lease before the end of the year.
- Meeting minutes will be streamlined and consistent with other Boards & Commissions and will no longer summarize public comment and will only list names of those who spoke.

V. **Proposed Action Items and Public Hearings**

- a. **Resolution 2025-04:** A Resolution of the Heritage Land Bank Advisory Commission recommending approval of the disposal of HLB parcels 4-046 and 4-047, legally described as Block 35, East Addition to the Anchorage Townsite (US Survey 408), and Lot 2 Block 36, East Addition to the Anchorage Townsite (Plat 96-121), by non-competitive 20-year ground lease to Anchorage Community Development Authority with profit sharing to the Heritage Land Bank Fund.

Staff provided a very brief overview of the proposed action and the Chair opened up the Public Hearing.

Testimony was provided by:

Ron Aleva, neighboring property owner
Rob Cupples, neighboring property owner
Dave Syren, neighboring property owner
Jim Renkert, neighboring property owner
John Tatham, neighboring property owner

The Chair closed the public hearing.

Commissioner Oswald voiced her support of the project. Commissioner Charnon voiced his support of the project and also voiced strong support of the condition of approval including a robust process and representation of the native community on the memorial. Chair Marshall thanked ACDA for their work and effort to this point and their willingness to develop and activate the site.

Commissioner Oswald moved, Charnon seconded. There was no further discussion and a roll call vote was conducted and the motion passed 4 - 0.

VI. Persons or Items Not on the Agenda

There were no members of the public wishing to speak to the Commission.

VII. Commissioner Comments

Commissioner Charnon directed comments to the Director regarding the Assembly amendment to the 2025 Work Plan.

VIII. Next Regularly Scheduled Meeting Date: Thursday, June 26, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

IX. Adjournment

A motion to adjourn was made by Commissioner Oswald and seconded by Commissioner Charnon. There was no objection, and the meeting concluded at 1:55pm.