

Heritage Land Bank Advisory Commission Meeting

Thursday, June 26, 2025 at 1:30PM

VIRTUAL ONLY MEETING

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

Join by Telephone - 907-519-0237, Conference ID: 987366530#

A G E N D A

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. June 26, 2025 Agenda
 - b. May 22, 2025 Minutes
- IV. **Director's Report**
- V. **Presentation:** Thea Agnew Bemben from the Mayor's Office will be presenting on Microunits for Recovery Residences.
- 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, July 24, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- IX. **Adjournment**

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 Tathum, 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.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

June 20, 2025

Pending Disposals

- *3-027A – Dowling Substation (HLBAC 2022-03)*
HLBAC recommended this disposal in 2022. This disposal will be taken to the Assembly for authorization after working with PM&E to ensure all necessary easements are in place and receiving an updated appraisal.

Pending Transfers

- *6-075 – Girdwood Park Transfer (HLBAC 2024-05)*
HLBAC recommended this parcel be withdrawn from HLB inventory and transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation. This transaction will be introduced to the Assembly on June 24th, with a public hearing and action tentatively on July 15th.

Pending Acquisitions

- *5-041 – Laurel Acres*
There are several parcels in the Laurel Acres Subdivision that are currently in different phases of being acquired by HLB for future wetland mitigation. In 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 (*HLBAC Res 2023-01; AO 2023-113*), but the closing of this transaction is pending current owner action. HLBAC recommended the acquisition of Block 2, Lots 31 and 32 in January which will be before the Assembly after the current owners sign a Purchase and Sale Agreement (*HLBAC Res 2025-01*). HLB Staff has also been in contact with three other owners that may be interested in selling or donating their properties.

Current & Continuing Projects

- *2-156 – Natural Burial Cemetery Project*
HLB Staff continues to work with Alaska Natural Burial on next steps for the Cemetery Project. HLB issued a permit to ANB for due diligence work to be completed on the site. HLB will continue to collaborate with the non-profit to ensure the success of this project as it moves through the different necessary processes. It is anticipated that Alaska Natural Burial will present to HLBAC in the summer of 2025, with a resolution for recommendation at a subsequent meeting.

- *4-046 and 4-047 – Former Native Hospital Site*

There has been renewed interest in activating the Former Alaska Native Service Hospital Site. ACDA has expressed interest in activating the site with an RV resort and components of the 2019 Master Plan. This proposal was presented to the HLBAC in March, with a work session at the April meeting. A resolution for recommendation was passed by HLBAC at the May meeting (*HLBAC 2025-04*). This lease was introduced to the Assembly on June 10th, and is scheduled for public hearing and action at the June 24th Assembly meeting.

- *3-080 – Former Tozier Track*

HLB staff issued permit 2025-03 to allow the Anchorage Police Department (APD) to conduct “Incident Response and Police Tactics Training” at this facility using mechanical and explosive methods to gain entry into the buildings. The buildings on site are intended to be demolished and this permit allowed a unique training opportunity for APD without worry of causing irreparable damage to a municipal building.

HLB staff will continue to explore potential redevelopment options for this parcel to include rezoning and/or subdividing.

- *6-011B portion – Glacier Creek Village*

HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent in September of 2023. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. Alyeska Development Holdings submitted an Area Master Plan Modification & Development Master Plan to the Planning and Zoning Commission, which was adopted with conditions on June 10, 2024 (Case 2024-0061). This Plan includes a portion of HLB 6-011B but does not commit HLBAC to any action. As this project progresses HLB Staff will keep HLBAC updated.

- *Holtan Hills Tracts 1 & 2 (formerly HLB 6-011/6/7)*

HLB Staff continues to collaborate with the developer and implement both the Development Agreement and AO 2023-137, As Amended. HLB Staff is coordinating with other municipal agencies for the off-site infrastructure to support the Holtan Hills project. Clearing and grubbing will begin the week of June 22nd. Construction of the offsite infrastructure is anticipated to begin the week of July 6th. Staff is exploring options to mitigate impacts to the recreational trails affected by this construction. HLB continues to work with the State Department of Natural Resources to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.

- *6-057F – Girdwood Industrial Park*

Staff evaluated replat options for the Girdwood Industrial Park and presented them to the HLBAC in October 2024. HLB Staff received a letter from GBOS in February 2025 supporting the four-tract plat option that was presented to HLBAC. Survey work for this replat will be conducted this summer, with a draft preliminary plat ready by this fall. HLB Staff will notify our mailing list of opportunities for public input. As this project progresses HLB Staff will keep HLBAC updated.

- *6-076 – Girdwood South Townsite*

HLB Staff received an application from Girdwood Community Land Trust to explore a potential long-term ground lease and development of HLB Parcel 6-076. At this time, GCLT has a permit to perform due diligence work on the site and released a Request for Information (RFI) to the development community. Staff is working with the Planning Department to determine whether an update to the 2014 Girdwood South Townsite Master Plan is necessary to align it with the recently adopted Girdwood Comprehensive Plan.

- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*

HLB issued permit 2025-02 to allow the Anchorage Police Department (APD) to conduct “Incident Response and Police Tactics Training” at this facility. APD will be using the facility for training during June and August. HLB staff was able to participate in the June training and is looking forward to assisting with training in August.

Staff continues to work with Ted Stevens Anchorage International Airport and DOT to acquire formal access to HLB parcels accessed via West End Road. Staff has scheduled code compliance inspections of the two buildings and propose next steps for repair. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses.

Administrative and Land Management

- *HLBAC*
There are currently two vacant seats on HLBAC. HLB Staff will continue to work with the Mayor's office to fill these vacancies. More information on how to apply can be found on our website.
- *2025 Work Plan*
The draft 2025 Work Plan went before HLBAC on February 27th for public hearing and action. HLBAC passed Resolution 2025-02 recommending approval of the amended work plan. The draft 2025 Work Plan was introduced to the Assembly on April 8th, with a work session on May 9th. The Assembly held a public hearing and acted on May 20th. The Assembly made two amendments, both of which were passed unanimously and supported by HLB Staff. The 2025 Work Plan, as amended, was passed unanimously (*AR 2025-103, As Amended*).
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcel 3-078E (the former Peacock Cleaners site). Two new monitoring wells were installed over the summer of 2024 to further delineate the contamination plume. Further field work and testing will be conducted this summer.
- *Wetland Monitoring*
Routine wetland monitoring will occur this summer in the conservation easement areas that are used for wetland mitigation credits. These areas include the two easements in Laurel Acres in southwest Anchorage. The Arlberg CE is scheduled to move to long-term monitoring, pending USACE approval.
- *GIS Mapping*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements. HLB Staff is working with GDIC to complete a spatial analysis on HLB parcels to determine developability constraints.
- *Site Visits/Clean-Ups*
HLB staff conducted various site visits of HLB parcels within the Anchorage Bowl, Upper Hillside and Girdwood. Trash clean-up and removal of unauthorized structures was completed on HLB parcels 2-157 and 3-080.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2017-29	Chugach Powder Guides	Guided Heli-skiing	2025-05-31
2018-10	Chugach Powder Guides	Access to Notch Hut	2025-05-31
2024-07	Ridgetop Builders	Wood Lot	2025-05-31
2024-08	Sundog Mountain Guides	Guided Heli-skiing	2025-05-31
2016-21	Silverton Mountain Guides	Guided Heli-skiing	2025-06-30
2021-18	Ridgetop Builders	Wood Mill	2025-07-31
2020-10	Straight to the Plate	Storage	2025-08-20
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2025-09-15
2024-01	ACDA	Due Diligence	2025-10-15
2024-06	Alaska Natural Burial	Due Diligence	2025-10-27
2025-01	AFD Wildland Fire Division	Fuel Break	2025-10-31
2007-08	Girdwood Parks & Recreation	Frisbee Golf Course	2025-12-31
2009-13	Girdwood Valley Service Area	Equipment and Materials Storage	2025-12-31
2017-10	Alaska Railroad Corporation	Avalanche Mitigation	2025-12-31
2019-08	GVSA Street Maintenance	Park & Ride	2025-12-31
2011-15	Snow Free Snowplowing	Equipment and Materials Storage	2025-12-31
2023-01	Ritual Bough	Ceremonies	2026-01-31
2021-07	Turnagain Tree Care	Wood Lot	2026-02-10
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2018-01	ADOT&PF/TSAIA	Access	2026-03-30
2023-03	AWWU	Due Diligence	2026-04-25
2023-02	Girdwood Community Land Trust	Due Diligence	2026-04-30
2025-01	Anchorage Fire Department	Vegetation clearing for shaded fuel break	2025-10-31
2025-03	Anchorage Police Department	incident response and tactics training	2025-06-30
2025-02	Anchorage Police Department	incident response and tactics training	2025-08-31

List of Permits that were issued or active in 2025. Permits are organized by term expiration.