

# Heritage Land Bank Advisory Commission Meeting

Thursday, December 18, 2025 at 1:30PM

Permit & Development Center, Conf. Room 170  
4700 Elmore Road, Anchorage, Alaska 99507  
Recording via Microsoft Teams

## MINUTES

### I. **Call to Order and Roll Call** (Recording Timestamp: 0:29)

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

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Charnon, Hurst, and Oswald. Commissioner Hansen joined at 1:40 during the Director's Report. Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle

A quorum was present.

### II. **Statement of Procedure** (Timestamp 1:10)

Chair Marshall gave the Statement of Procedure.

### III. **Disclosures** (Timestamp 2:30)

No disclosures were made.

### IV. **Approval of Agenda and Minutes** (Timestamp 2:45)

- a. December 18, 2025, Agenda: *The Agenda was passed with no objection.*
- b. November 20, 2025, Minutes: *Commissioner Charnon motioned to approve the Minutes, Commissioner Chmielowski seconded the motion, and the Minutes passed with no objection.*
- c. September 25, 2025, Minutes: *Commissioner Oswald motioned to approve the Minutes, Commissioner Chmielowski seconded the motion, and the Minutes passed with no objection.*

### V. **Director's Report** (Timestamp 3:53)

Director Tiffany Briggs gave a Director's Report and answered Commissioner questions.

Commissioner Hansen joined the meeting at 1:40pm

### VI. **Proposed Action Items and Public Hearings** (Timestamp 14:50)

- a. **Resolution 2025-06:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan.

Staff presented the comments received during the Public Comment Period and reviewed the 30 proposed amendments.

The Public Hearing was opened at 2:27pm (Timestamp: 55:48)

Ian Moore, DOT, provided comments via Teams.

Mike Edgington, GBOS, provided comments via Teams.

Amanda Tuttle, Girdwood resident, provided comments in person.

Krystal Hoke, GCLT, provided comments in person.

The Public Hearing was closed at 2:42pm (Timestamp: 1:11:15)

Commissioners proposed three additional amendments that received unanimous consent:

- Commissioner Charnon proposed an amendment adding language regarding 6-076 & 6-134 to the Annual Work Program
- Commissioner Hurst proposed an amendment regarding parcel 6-014 to include Tram Rock Trail
- Commissioner Hurst proposed an amendment regarding parcel 6-039 to mention “community housing”

*Commissioner Oswald made a motion to approve Resolution 2025-06, Commissioner Hurst seconded, and the Item passed unanimously 6-0*

**VII. Persons or Items Not on the Agenda** (Timestamp 1:31:38)

No one present wished to speak.

**VIII. Commissioner Comments** (Timestamp 1:31:51)

Commissioner Hurst commented on a proposed Glacier Creek Watershed Plan. Staff proposed having a presentation at the March or April HLBAC meeting to help inform the Commission about watershed management and development requirements.

**IX. Next Regularly Scheduled Meeting Date** (Timestamp 1:33:10)

Thursday, January 22, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

**X. Adjournment** (Timestamp 1:33:25)

The meeting was adjourned at 3:05pm.