

Heritage Land Bank Advisory Commission Meeting

Thursday, January 22, 2026 at 1:30PM

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

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 Roll Call**
- II. Statement of Procedure**
- III. Disclosures**
- IV. Approval of Agenda and Minutes**
 - a. January 22, 2026, Agenda
 - b. December 18, 2025, Minutes
- V. Director's Report**
- VI. Presentation:** Rachel Bernhardt, Executive Director of Alaska Natural Burial, will be presenting the proposed Natural Burial Cemetery on HLB Parcel 2-156
- VII. 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.*)
- VIII. Commissioner Comments**
- IX. Next Regularly Scheduled Meeting Date:** Thursday, February 26, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- X. Adjournment**

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.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

January 16, 2026

Pending and Recent 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.
- *4-046 and 4-047 – Former Native Hospital Site*
In 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA for use of the Former Alaska Native Hospital Site (AO 2025-71; HLBAC 2025-04). ACDA intends to activate the site by developing an RV resort incorporating components of HLB's 2019 Master Plan, including a memorial and park elements. This is considered a short-term use and has community support. HLB staff will be drafting the lease, which will include conditions such as a development timeline and revenue sharing with HLB.

Pending and Recent 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. HLB Staff has also been in contact with 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. Geotechnical field work was completed in September, which will help guide next steps. ANB is presenting to HLBAC in January, with action tentatively planned for the February meeting.

- *3-080 – Former Tozier Track:*
HLB staff have secured grant funding to conduct hazardous materials testing on the two remaining structures on this parcel, and funding for a market demand study of the area to determine the best and highest use of the parcel to fit community needs. This work will occur this spring and the results will be shared with the Commission.
- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*
Staff has successfully executed a formal reciprocal access agreement with AK DOT&PF that allows municipal staff, representatives, agents, and assigns access to HLB parcels via Point Woronzof Drive and West End Road, and AK DOT&PF access to HLB parcels 4-033A and 4-034 located west of the airport. Code compliance inspections of the two buildings were completed and HLB Staff is working with MOA Maintenance and Operations to propose next steps for repair/improvements. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses. During the past several months, the building has been used by APD, US Marshall Service, and the FBI for police tactics training.
- *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. HLB staff have reached out to Alyeska Development Holdings representatives to inquire about their desire to pursue development as outlined in their Area Master Plan and will inform HLBAC as any updates occur.
- *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. The Assembly authorized an appropriation from the HLB Fund to pay for the construction of offsite infrastructure in August 2025 (*AR 2025-220*). HLB Staff continues to work with other municipal agencies as construction of the off-site infrastructure to support the Holtan Hills project nears completion. The construction crew has demobilized the site in preparation for winter. Remaining items that will be completed this Spring include installation of light poles, final grading and seeding. HLB has received notification from the State Department of Natural Resources that vacation of the Section Line Easement running north/south through the Phase 1 development area has been vacated. Although not an HLB action, the related CY Investments application for a Conditional Use Permit for a Planned Unit Development and Subdivision was heard and approved by the Planning and Zoning Commission on Monday, January 5th. As this project progresses HLB Staff will keep HLBAC updated.
- *6-039 – Orca Mountain View Replat Project*
Survey work for this large tract between Alyeska Hwy and California Creek was completed during the summer of 2025. HLB is moving forward with platting out the residentially zoned portion of this parcel along the Alyeska Hwy, as described in the 2025 Work Plan, to facilitate future residential development. There were community meetings regarding this plat at the Girdwood

Land Use Committee and GBOS in September. GBOS and LUC expressed support for this replat in October. The application to subdivide this parcel into three tracts was heard and unanimously approved by the Platting Board on January 7th. HLB is also working on a sewer mainline extension feasibility analysis as part of this platting action. The analysis will evaluate the feasibility of installing a gravity flow sewer mainline along proposed Tract 2 to support a future residential development. This analysis will be completed by March, and the results will be shared with the Commission. 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 tract plat option that was presented to HLBAC. Survey work for this replat was conducted during the summer of 2025. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September. GBOS and LUC expressed support for this replat in October. The platting application to subdivide the GWIP into six tracts was heard and unanimously approved by the Platting Board on January 7th. Staff will be working our consultant to prepare and record the final plat this Spring. As this project progresses HLB Staff will keep HLBAC updated.
- *6-076 and 6-134 – Girdwood South Townsite*
Girdwood Community Land Trust has a permit to perform due diligence work on 6-076 to explore potential development and long-term ground lease. At this time however, there are no next steps currently pending. HLB has received a request to transfer management authority of HLB Parcel 6-134 to Girdwood Parks and Recreation. HLB will not forward these requests to the commission for consideration until the forthcoming *Girdwood Parks Plan* is completed and community consensus on the highest and best use of these parcels is determined.

Administrative and Land Management

- *HLBAC*
HLB Staff will continue to work with the Mayor's office to fill the remaining vacancy (Seat 6). More information on how to apply can be found on our website.
- *2026 Work Plan*
Following the HLBAC work session in September, the Draft 2026 Work Plan was released for public comment on September 30. The comment period closed November 21, with the public hearing taking place December 18th. HLBAC unanimously recommended Assembly approval of the work plan, as amended (*HLBAC 2025-06*). The Work Plan was introduced to the Assembly on January 13th, with a work session scheduled for January 30th, and the Public Hearing scheduled for February 17th (*AR 2026-07*).
- *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). Field work and testing was conducted this summer, which helped to further delineate the contamination

plume. HLB staff continues to work with the contractor and DEC to determine next steps and possible additional well sites.

- *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 and Spatial Analysis*

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*

With the onset of winter and snow coverage, site visits and clean-ups are only being conducted on an as-needed basis to respond to specific complaints or concerns.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2007-08	Girdwood Parks & Recreation	Disc golf course	2026-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2026-12-31
2011-15	Snow Free Snowplowing	Equipment & materials storage	<i>pending</i>
2016-21	Silverton Mountain Guides	Backcountry skiing	2026-06-30
2017-10	Alaska Railroad Corp.	Avalanche mitigation	2027-12-31
2017-29	Chugach Powder Guides	Backcountry skiing	2026-05-31
2018-01	ADOT&PF/TSAIA	Access permit	2026-03-20
2019-08	Girdwood Valley Service Area	Park & Ride	2026-12-31
2020-10	Straight to the Plate	Boat storage	2026-05-31
2021-07	Turnagain Tree Care	Wood lot	2026-02-10
2021-18	Ridgetop Builders	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2023-01	Ritual Bough	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	Land and site planning	2026-04-30
2023-03	AWWU	Land and site planning	2026-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning	2026-09-15
2024-01	ACDA	Due diligence	2026-04-15
2024-06	Alaska Natural Burial	Due diligence	2027-01-09
2025-02	Anchorage Police Department	Incident response and police tactics training	2026-04-30
2025-05	Girdwood Backcountry Guides	Backcountry skiing and Notch Hut	2026-08-21
2025-06	Anchorage Fire Department	Vegetation clearing for shaded fuel break	2026-02-28
2025-10	Chugach Electrical Association	Due diligence	2026-10-14
2026-01	FBI	Incident response and police tactics training	2026-01-16
2026-02	Snow Free Snowplowing	Equipment storage	<i>pending</i>