

# Heritage Land Bank Advisory Commission Meeting

Thursday, March 26, 2026 at 1:30PM

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

[Recorded via Microsoft Teams](#)

## MINUTES

### I. **Call to Order and Roll Call** (Recording timestamp 0:00)

*Vice Chair Chmielowski called the meeting to order at 1:34pm*

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Hurst, and Oswald.

Excused: Commissioner Charnon

Absent: Commissioner Hansen

Staff Present: Director Briggs, Land Management Officers Giboney and Yelle

### II. **Statement of Procedure**

Chair Marshall gave the statement of procedure.

### III. **Disclosures** (2:20)

No disclosures were made

### IV. **Approval of Agenda and Minutes** (2:29)

#### a. February 26, 2026, Agenda

*Commissioner Chmielowski made a motion to amend the agenda to add an item under the director's report. Commissioner Hurst seconded the motion, and the amendment passed without objection. Commissioner Chmielowski motioned to approve the agenda as amended, Commissioner Hurst seconded, and the amended agenda was approved without objection.*

#### b. January 22, 2026, Minutes

*Commissioner Chmielowski motioned to approve the minutes, Commissioner Hurst seconded, and the minutes were approved with no objection.*

### V. **Director's Report** (4:30)

Director Tiffany Briggs gave a Director's Report.

#### a. **Raspberry Townhomes update (former HLB 5-003)** (8:00)

Shaun Debenham provided an update to the project he is developing on former HLB Parcel 5-003 (PID 012-131-87-000). This disposal was approved in 2020 with a 5-year reversionary clause (HLBAC Res. 2020-02; AO 2020-60). Debenham is requesting an extension to the revisionary clause, which requires Assembly approval.

*Commissioner Chmielowski motioned to recommend support for an extension of up to four years additional time beyond the initial 5 years. Commissioner Oswald seconded the motion and the motion was passed without objection*

**VI. Proposed Action Items and Public Hearings (23:10)**

- a. Resolution 2026-02:** The disposal of a portion of HLB Parcel 3-011 (Tax ID 004-082-32), legally described as Mountain View Development, Tract 1A-1, Frag Lot 1 (Plat 2016-99), by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc.

LMO Giboney provided an overview of the staff report and resolution. Staff answered initial commissioner questions.

The Public Hearing was opened. (31:00)

No members of the public wished to speak.

The Public Hearing was closed. (31:40)

*A motion was made by Commissioner Hurst, seconded by Commissioner Oswald.*

Commissioners discussed the proposed action.

*The motion passed with no objection*

**VII. Work Session: HLB 2-156 Alaska Natural Burial Project (33:20)**

Staff presented an update about the project, including a timeline of future steps. A draft resolution was discussed by Commissioners. Concerns that were brought up during the February HLBAC Public Hearing were also discussed, including compliance with Title 21 use specific standards.

**VIII. Persons or Items Not on the Agenda (99:04)**

No one present wished to speak

**IX. Commissioner Comments (99:30)**

Commissioner Chmielowski thanked commissioners and staff for their time. Commissioner Oswald concurred.

**X. Next Regularly Scheduled Meeting Date:** Thursday, April 23, 2026, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone. (100:00)

**XI. Adjournment (100:20)**

*The meeting was adjourned at 3:15pm.*