

Heritage Land Bank Advisory Commission Meeting

Thursday, June 25, 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#

AGENDA

- I. Call to Order and Roll Call**
- II. Statement of Procedure**
- III. Disclosures**
- IV. Approval of Agenda and Minutes**
 - a. June 25, 2026, Agenda
 - b. April 23, 2026, Minutes
- V. Director's Report**
- VI. Presentations**
 - a. HLB Staff presentation on Robert's Rules of Order and meeting procedures.
 - b. ACDA presentation on Block 102.
- VII. Persons or Items Not on the Agenda**
- VIII. Commissioner Comments**
- IX. Next Regularly Scheduled Meeting Date:**

Thursday, July 23, 2026, 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, April 23, 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 (0:00)**

Chair Marshall called the meeting to order at 1:35pm

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Hurst, Charnon and Hansen.

Excused: Commissioner Oswald

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

II. **Statement of Procedure (1:30)**

Chair Marshall gave the statement of procedure.

III. **Disclosures (2:45)**

No disclosures were made.

IV. **Approval of Agenda and Minutes (2:57)**

a. April 23, 2026, Agenda

Commissioner Charnon motioned to approve the agenda, Commissioner Chmielowski seconded, and the agenda was approved without objection.

b. March 26, 2026, Minutes

Commissioner Chmielowski motioned to approve the minutes, Commissioner Hurst seconded, and the minutes were approved without objection.

V. **Director's Report (4:10)**

Director Tiffany Briggs gave a Director's Report.

VI. **Presentation: MOA Watershed Management Services Section (9:05)**

WMS Staff present: Kenna Billups, Kyle Cunningham, and Aubrey Schoneboom. WMS gave a presentation on watershed management plans, watershed stormwater master plans, and the current watershed protections in the MOA. WMS Staff answered commissioner questions.

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

a. **Resolution 2026-03:** A resolution of the Heritage Land Bank Advisory Commission recommending the acquisition of real properties legally described as Lots 17 and 18,

Block 1, Laurel Acres Subdivision (Plat 71-44) and placement into the Heritage Land Bank inventory. (38:25)

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

The Public Hearing was opened. (44:15)

Christ Borst provided public testimony

The Public Hearing was closed. (48:00)

A motion was made by Commissioner Charnon, seconded by Commissioner Chmielowski, and the motion passed with no objection.

b. Resolution 2026-04: A resolution of the Heritage Land Bank Advisory Commission recommending the competitive disposal of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 Legacy Pointe Subdivision (Plat 2013-18), to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery. (49:30)

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

The Public Hearing was opened. (94:20)

Spoken testimony was provided in-person by:

- Brenan Corveau
- Wendy Turner
- Jacqueline Summers
- Jaymie Bates
- Brian Lervold
- Rachel Bernhardt

Spoken Testimony was provided via Teams by: (118:40)

- Samantha Mintz-Gentz
- Gloria Lord

Written Testimony submitted by the following people was provided to the Commissioners prior to the meeting for review, and was available in the room for public review: Janet Sosnowski, Mary Vavrik, Gloria Lord, Joyanne Bloom, Kathy Burgess, Claire Wilson, Charles Springer, Nadia Heffernan, James C Arend, Jacqueline Summers, Rhonda Heston, Temperance Tinker Kays, Linda Johnson, Julie Raymond-Yakoubian

The Public Hearing was closed. (118:40)

A motion to approve Resolution 2026-04 was made by Commissioner Chmielowski, seconded by Commissioner Hurst.

Commissioners discussed the proposed action and conditions. Staff answered questions and provided additional information.

Commissioner Chmielowski made a motion to amend the resolution as proposed by staff to make conditions 3 and 9 more detailed. Commissioner Hansen seconded the motion, and the amendment was approved with no objection. (129:30)

A roll call vote was taken on the main motion and the motion passed (5-0). (131:00)

VIII. Persons or Items Not on the Agenda (132:05)

No one present wished to speak

IX. Commissioner Comments (132:30)

Commissioner Charnon requested further information and training for the Commission on meeting procedures, and the Commissions' allowed actions and options for discussing items further.

X. Next Regularly Scheduled Meeting Date: The regularly scheduled May meeting is cancelled, the next meeting will be Thursday, June 28, 2026, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone. (133:40)

XI. Adjournment

The meeting was adjourned at 3:50 pm (135:00)



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

June 25, 2026

Pending and Recent Disposals

- *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 once an operator for the site has been chosen by ACDA.
- *5-010, 5-011 & 5-012 – Maui Industrial Lots*
HLBAC recommended the disposal by competitive bid of these parcels in October 2024 following increased public interest (*HLBAC Res 2024-07*). After an initial bidding period that resulted in no bids, HLB Staff considered the contingencies as laid out in AMC § 25.40.025D, which allow for HLB to enter into direct negotiations with interested parties if the competitive bid process fails to result in the sale of the parcel. It was decided that this disposal would not be taken to the Assembly prior to having perspective purchaser and set sale price for the lots. Since 2024 HLB has received a handful of offers at less than half of the appraised fair market value, which HLB rejected. In May of 2026 HLB received an offer from a potential buyer and a purchase price was negotiated. It is anticipated this will be before the Assembly for public hearing and action on July 7th (*AO 2026-90*).

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. The acquisition of Lots 17 and 18, Block 1 was before HLBAC in April and received a positive recommendation (*HLBAC Res. 2026-03*). The Commission's recommendation has been forwarded to the Assembly for their consideration during a regular meeting in July.

Current & Continuing Projects

- *2-144B & C – The Stairsteps*
Staff released a Request for Proposals (RFP) on April 10th to solicit developer interest and ideas for the potential disposal to and subdivision of HLB Parcels 2-144B and 2-144C (known as “The Stairsteps”) to a qualified residential developer. Specific criteria was outlined in the RFP that any proposed subdivision include dedicated public trail access, peripheral street improvements, and creative use of the land to maximize the number of residential lots. Sale and development of these parcels have been attempted three separate times since 2007. Pursuing disposal of these parcels through an RFP allows HLB to establish expectations for development to ensure its consistency with adopted plans and the HLB Work Plan. Proposals were due by Friday, June 12th. Unfortunately, no proposals were submitted. HLB staff will reach out to members of the development community to determine what hurdles prevented or discouraged them from submitting a proposal for this project.
- *2-156 – Natural Burial Cemetery Project*
This project has been before the Commission a number of times, with the most recent action being in April for a public hearing and recommendation (*HLBAC Res. 2026-04*). The positive recommendation from the Commission was forwarded to the Anchorage Assembly for their consideration. Following a work session with the Assembly on June 5th, the disposal of this parcel to Alaska Natural Burial was ultimately approved by the Assembly on June 9, 2026 via AO 2026-72.
- *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 project has begun and is anticipated to be completed in August or September of this year. A project open house was held on May 13th. Approximately 25 people attended the open house and many good comments were received. In addition to the open house, a simple online survey was open for one month to solicit additional comments. Over 200 comments were received and are being categorized for easy review. A summary of all the comments received will be included in the public engagement summary within the final plan.
- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*
Staff has received a letter of interest from a local non-profit who would like to operate a rehabilitative care facility at this site. Both HLB and the non-profit are exploring grant funding opportunities to rehab the buildings so they are fully operational and safe to occupy. The Anchorage Health Department was issued a Land Use Permit by HLB in March to operate a temporary Animal Shelter within the Main Building while an on-going animal welfare case is being resolved through September. Intermittent use of the facility by various law enforcement agencies for training continues and will likely continue until the buildings undergo renovations or are occupied.
- *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 final completion. Remaining items that will be completed this Spring and Summer include pavement striping, final grading, hydroseeding, and relocation of trail wayfinding signs. 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 and 2026 Work Plans, to facilitate future residential development. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September, 2025. 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 7, 2026. HLB's has worked with R&M Consultants to complete a sewer mainline feasibility analysis of a gravity flow sewer mainline along proposed Tract B to support a future residential development. This final plat for this subdivision is working its way through the final approval steps prior to recording. We anticipate the plat recording before the end of June.
- *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, 2025. GBOS and LUC expressed support for this replat in October, 2026. The platting application to subdivide the GWIP into six tracts was heard and unanimously approved by the Platting Board on January 7, 2026. The final plat for the Girdwood Industrial Park is working its way through the final approval steps prior to recording. We anticipate the plat recording before the end of June.

- *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 approved and community consensus on the highest and best use of these parcels is determined. Until then, HLB will continue to be an active participant in these discussions.

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.
- *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 during the summer of 2025 and will continue this year. This work helps to further delineate the contamination plume and monitor for any spread. 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, with assistance from GDIC, completed a spatial analysis of HLB parcels to determine development constraints and identify parcels of opportunity for residential use.
- *Site Visits/Clean-Ups*
Site visits and clean-ups are being conducted throughout the field work months to respond to specific complaints, concerns, or interest in future work plan items.

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	2026-12-31
2016-21	Silverton Mountain Guides	Backcountry skiing	2026-06-30
2017-10	Alaska Railroad Corp.	Avalanche mitigation	2026-12-31
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	2026-08-31
2021-07	Turnagain Tree Care	Wood lot	2027-02-10
2021-18	Ridgetop Builders	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	Storage	2026-08-31
2023-01	Ritual Bough	Ceremonies	2027-01-31
2023-02	Girdwood Community Land Trust	Land and site planning	2027-04-30
2023-03	AWWU	Land and site planning	2027-05-12
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning	2026-09-15
2024-01	ACDA	Due diligence	2026-12-31
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
2025-07	Bikewood	Construction of Bikewood Phase 2	2026-12-31
2025-10	Chugach Electrical Association	Due diligence	2026-10-14
2026-01	FBI	Incident response and police tactics training	2026-02-28
2026-02	Snow Free Snowplowing	Equipment & materials storage	2026-09-20
2026-03	Anchorage Health Department	Animal Shelter	2026-09-30
2026-04	The Arc of Anchorage	Due diligence	2026-06-30
2026-05	Alaska Dept Fish & Game	Wildlife Research	2027-04-30