

Heritage Land Bank Advisory Commission Meeting

Thursday, July 28, 2022 at 11:30 a.m.

via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 150 858 096#

and in person at 4700 Elmore Conference Room 170

MINUTES

I. **Call to Order and Statement of Procedure:** Call to order 11:30 AM by Vice Chair Brett Wilbanks

II. **Roll Call, Introductions and Disclosures**

Present are Vice Chair Brett Wilbanks, Commissioners Brian Flynn, Dean Marshall, Ryan Hansen, and Ron Tenny; Chair Tammy Oswald and Carmela Warfield were excused. Staff present are Director Adam Trombley and HLB Land Management Officer Emma Giboney. No Disclosures were made. A quorum is present.

III. **Approval of Agenda and Minutes**

Motion to approve the July 28, 2022 Agenda: Moved by Commissioner DM, Seconded by Commissioner RH – no objection, agenda approved unanimously.

Motion to approve the June 24, 2022 Minutes: Moved by Commissioner BF, Seconded by Commissioner RT – no objection, minutes approved unanimously.

IV. **Director’s Report:** Adam Trombley

Director AT provided an update on the potential disposal by lease to a non-profit, Girdwood Community Land Trust (GCLT). GCLT has a proposed phased plan for Tract G-6 Girdwood South Townsite; first phase would focus on a new facility for Little Bears and possibly a community garden; phase two would be housing focused; and phase three would be a recreational center. The GCLT team is working on a draft site plan and once provided to HLB staff a pre-application meeting will be scheduled.

V. **Work Session Items:**

a. Rachel Bernhardt, Executive Director of Alaska Natural Burial, will be providing a presentation on the potential use of HLB Parcel 2-156 for a natural burial cemetery

Ms. Bernhardt provided an overview of what a natural burial entailed and why HLB Parcel 2-156 was an optimal site for that use. Generally, the site would be operated and maintained by the non-profit and the MOA would hold a conservation easement which would allow public access for trails and passive recreation and could be achieved through disposal by sale or long-term ground lease.

Director Trombley stated that Commissioners would need to consider this proposal when amending the HLB Work Plan.

b. Tommy O’Malley, Chairperson of the Girdwood Cemetery Committee will be providing a presentation on the Girdwood Cemetery Project and the potential use of HLB Parcel 1-111 (20 minutes to cover both projects).

Mr. O’Malley provided a historical overview of the Girdwood Cemetery project and referenced the Girdwood Cemetery study. He discussed the current trends, demands, and why Girdwood and Eagle River are seeking management of the cemeteries by the MOA.

c. CY Investments and Heritage Land Bank will be providing a presentation to update the commissioners on the Holtan Hills project on HLB Parcels 6-011/16/17.

Connie Yoshimura provided an in-depth overview of the Holtan Hills project process, timeframe, housing considerations, and her role for the project both now and in the future. Education on general development was provided including discussion around Homeowner's Associations and financial considerations. The overall team for the Holtan Hills project was provided. Ms. Yoshimura ensured Commissioners that Cy Investments intends to meet all deadlines as described in the Development Agreement.

Director Trombley provided an overview of the Crow Creek Neighborhood Plan and HLB's commitment towards this project. History on the Crow Creek Neighborhood Plan was discussed and Vice Chair Wilbanks asked Director Trombley to consider acting on the secondary access ahead of the residential development to decrease impacts to the Crow Creek neighborhood.

Vice Chair Wilbanks requested a follow up Work Session to discuss the budget for the project and expenditures to date.

- d. HLB Staff will present the potential disposal of HLB Parcel 6-014

HLB Staff provided an overview of Tract E, the existing lease agreement, and revenue. HLB received a letter of intent to purchase Tract E from the existing lease holder.

The lease holder representative Ryan Laurie made a statement of opinion for the request for the sale of the tract.

Discussion from Commissioners centered around the potential option of a lease amendment to allow for First Right of Refusal.

Motion to extend meeting to 2 pm; moved by BF; seconded by RT. No objections.

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.)**

- a. Lynne Doran, Girdwood Resident
Ms. Doran made a statement on the uniqueness of Girdwood. She asserted that laws and codes have not been followed specifically HLB Policy B.10. Approval of a Development Agreement and Master Plan are required prior to development as well. A project cannot be done right without following all laws and regulations.
- b. Emma Kramer, Girdwood Resident, Co-chair Holtan Hills Advisory Committee (5 minutes)
Ms. Kramer provided an overview of the Holtan Hills Advisory Committee. She implored that Commissioners consider Girdwood residents as decisions are being made. The project is fast tracked, numerous safety concerns, development agreement occurring out of sync with infrastructure, violations in HLB codes. Social services are being ignored in this development. She provided examples of safety concerns related to increased population. Including lack of fire hydrants, ladder truck, support providers living in Anchorage. She ended with many moral questions.
- c. Brooke Lavender – not available
- d. Jackie Graham, Girdwood Resident
Thanked Commissioners for their focus and commitment to listening on this project. Requested that non-profit housing developers be engaged in development of Holtan Hills. She discussed services not being provided in Girdwood due to lack of staffing. She was supportive of additional housing but wanted to ensure that infrastructure needs are met. Ms. Graham stated an MOA lawyer on GBOS stated normal procedures were not followed on the Holtan Hills project.

VII. **Commissioner Comments**

- Commissioner Brian Flynn
 - Commissioner Flynn commented on his appreciation on the in-person option for the meeting and the information that was provided on all of the projects and looks forward to more information in upcoming meetings.
- Vice Chair Wilbanks
 - Vice Chair Wilbanks thank everyone for their commitment to presenting information on the Work Session and that he looks forward to discussing in more detail at upcoming meetings.
- Commissioner Dean Marshall

- Commissioner Marshall requested a list of Assembly members who are supporting the cemetery projects from Mr. O'Malley.

VIII. **Next Regularly Scheduled Meeting Date:**

Thursday, August 25, 2022 at 11:30AM in the Permit & Development Center Conference Room 170, 4700 Elmore Road, Anchorage, Alaska via Microsoft Teams and telephonic hearing.

IX. **Adjournment motion**

Commissioner RT motion, Commissioner BF seconded. Meeting adjourned at 1:49 pm.