

Heritage Land Bank Advisory Commission Meeting

Thursday, August 25, 2022 at 11:30 a.m.

Permit & Development Center, Conference Room 170
4700 Elmore Road, Anchorage, Alaska

or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 958 050 080#

MINUTES

- I. **Call to Order and Statement of Procedure:** Vice Chair Brett Wilbanks called the meeting to order at 11:33 am.
- II. **Roll Call, Introductions and Disclosures:** Emma Giboney
Chair Tammy Oswald (excused), Vice Chair Brett Wilbanks, Brian Flynn, Dean Marshall, Ryan Hansen, Ron Tenny, and Carmella Warfield. Staff Director Trombley, Emma Giboney, Nicole Jones-Vogel
- III. **Approval of Agenda and Minutes**
 - a. August 25, 2022 Agenda
 - a. Motion to amend agenda to include a presentation from Anchorage Community Development Authority (ACDA) Motion: Wilbanks, seconded Warfield - no objection
 - b. July 28, 2022 Minutes
 - a. Correction: Section 5 Item C - secondary access would reduce impacts to Hightower/Downtown Girdwood area.
 - i. Motion: RT, seconded DM – no objection

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

Director Trombley let the Commissioners know that he would need to depart the meeting after the Director's Report to attend another meeting downtown. The following updates were provided:

- CY Investments and HLB met with the Holtan Hills Advisory Committee in July and an additional meeting is in the process of being scheduled.
- A Holtan Hill presentation was provided to the Anchorage Home Builder's Association and was well received.
- The MOA-Administration and HLB is supportive of the upcoming event on the 3rd and Ingra site hosted by the 3rd Avenue Radicals
- Ms. Giboney provided an update on the potential land lease to Girdwood Community Land Trust for HLB Parcel 6-076 in the Girdwood South Townsite subdivision. Director Trombley acknowledged that grant writing may be necessary to help cover costs related to off-site infrastructure improvements.

V. **Special Guest: Representative from the 3rd Avenue Radicals (5 minutes)**

Larry Michael - member of 3rd Ave Radicals provided the presentation
Mr. Michael described the mission of the 3rd Avenue Radicals which is that they believe in the revitalization of East 3rd Avenue. He stated that the Radicals have enjoyed a positive working relationship with HLB. The 3rd Avenue Radicals are holding an event, "Spotlight on 3rd & Gambell" on September 29th from 5 – 7 pm (Thursday). The purpose of the event is to put a spotlight on the property and an opportunity to bring people to East Downtown. Seeds of Change is a partner and they are also holding an event the same day from 2 – 5 pm. There is a lot of synergy occurring between Anchorage Downtown Partnership, the connex mural provided by ANTHC, Seeds of Change, etc. The event is largely sponsored by Alaska Hospitality Retailers.

VI. Special Guest: Anchorage Community Development Authority

Land Trade, Jim Winegarner, ACDA

Mr. Winegarner provided an overview of the two parcels being considered for trade. The request is to trade HLB Parcel 3-047 for Alaska Housing Finance Corporation state-owned portion of Block 102 in Downtown Anchorage.

Brownfields Grant funds have been applied to Block 102 for Phase I ESAs. Mr. Winegarner also provided an overview of applicable code sections and referenced AO2006-178 and AO2005-85, that a pro forma has been completed, and that Real Estate Services completed a Request for Proposals in 2017.

Melinda Gant provided an overview of a recent study completed by Roger Brooks that illustrated a solution would be to infill parking lots in downtown to address housing. Ms. Gant explained that this trade and ultimate development plan would meet goals and is consistent with all adopted plans for the area.

Mike Robbins, Executive Director of ACDA discussed this trade has been a focus of ACDA's for the last year and seeking to provide affordable housing, thus improving quality of life in downtown. This proposed location offers an exciting opportunity to attract people to downtown anchorage. Important to get in the ground and with the Governor's letter of support for the trade, now is the time to act.

Commissioner Flynn stated that he was aware of the project and asked questions about the future of parking on the site.

Vice Chair Wilbanks commented that he hoped the project is successful and looks forward to continuing discussions to ensure that goals are met while insuring that HLB is financially self-sustaining.

ACDA staff commented that they are required by code to develop land within ten years of it being in ACDA ownership and that this item will be before the HLBAC for consideration in September.

VII. Proposed Action Items and Public Hearings (No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)

- a. HLBAC Resolution 2022-06: A resolution recommending approval of the acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the *HLB 2021 Annual Work Program*.

Ms. Giboney provided an overview of Laurel acres subdivision, the Anchorage Wetlands Management Plan, and already recorded Conservation Easements in the area. She discussed process to date for the MOA to continue to accept Laurel Acres parcels.

Vice Chair Wilbanks asked who owned the rights of way and whether or not HLB is continuing to solicit other parcel owners in the area? Ms. Giboney described that the MOA owns the right-of-way and as it becomes appropriate HLB can submit a right-of-way vacation request. She stated that there are possibly five to ten other interested property owners in either donating or selling parcels to the MOA.

Commissioner Flynn asked about the goal in acquiring the Laurel Acres parcels. Ms. Giboney described the long relationship with the US Army Corps of Engineers and the history of mitigation credits and long-term preservation of this area.

Commissioner Tenny asked if there are any homes or other buildings in the subdivision. Ms. Giboney showed the aerial imagery and described all the development is outside of the Laurel Acres Subdivision.

Director Trombley discussed that this subdivision was a “paper plat” and platting without doing off-site improvements is no longer allowed.

Public Hearing

Vernon Osborn – Mr. Osborn owns a lot in the Pete Zamarello paper plat. He stated his lot is landlocked and the MOA is shutting out owners who own property in Laurel Acres. The MOA is devaluing and making these properties worthless. 100th extension further reduced property values in the area. Mr. Osborn questioned how is it justified to pay less than fair market value to property owners? He stated that his parcel previously had a twenty-thousand dollar offer to purchase.

Vice Chair Wilbanks asked how does this acquisition prevent you from developing your lot?

Mr. Osborn responded that it does not prevent, but devalues the parcel.

Vice Chair Wilbanks provided an overview of the standard development process.

A second and third community member began making public comment reiterating Mr. Osborn’s comments. Those community members were Jeanne Lutz and Glenn Thiel.

Public testimony closed.

Vice Chair Wilbanks asked if this same offer is provided to all Laurel Acres property owners. Ms. Giboney said that the same letter was sent to all property owners in Laurel Acres.

Motion: DM/RH Second; No further discussion; Resolution passed unanimously 6-0

- b. HLBAC Resolution 2022-07: A resolution recommending approval of the acquisition of real property, legally described as Lot 29 Block 08 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the *HLB 2021 Annual Work Program*.

Motion DM/BF; no further discussion; resolution passed 5 – 0, Ms. Warfield was unable to vote due to technical issues.

Vice Chair Wilbanks requested a motion to extend the meeting. Motion to extend the meeting DM seconded by RF, no objections and the meeting was extended 30 minutes

VIII. **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.)

Mike Edgington, 3 minutes personal testify (not GBOS)

Mr. Edgington provided comments on three main topics; he stated that there has been positive engagement between the Holtan Hills Developer, HLB, and the Holtan Hills Advisory Committee; Girdwood has been awarded AARPA funding to complete the re-write of the Girdwood comprehensive plan, which is expected to occur over the next eight months and HLB is considered an important stakeholder in that process. The lack of a 2022 HLB Work Plan is sparking issues in the community. There is preferential treatment for those community members who attend HLBAC meetings in person over those who attend via Teams. A request was made to hold meetings in Girdwood for action related to Holtan Hills.

Briana Sullivan, GBOS (5 minutes)

Concerns regarding Girdwood Industrial Park (GWIP) authorizing disposal by non-competitive sale of Phase I lots 1 - 5. GWIP is good for Girdwood and a critical piece to economic, services, etc. This land is zoned Industrial. Phase II and III is a community priority. Lack of planning and investment from HLB is problematic. Currently, the GWIP is not being used for highest and best use. Power and platting need to be added to the 2023 budget and HLB Work Plan.

IX. Commissioner Comments

Commissioner Tenny, agrees with comments on the Girdwood Industrial Park; it is a priority. Commissioner Tenny commented on Virgin Creek Falls - tour busses coming to the site through Timberline is impacting property owners. This is an immediate problem and HLB should look at a trailhead and parking area.

Commissioner Flynn requested that slides from the ACDA presentation be forwarded.

Commissioner Marshall asked about responses to the Laurel Acres letters that were sent out and asked HLB staff to consider community meetings regarding the topic going forward.

Vice Chair Wilbanks made a comment regarding assurances that property owners will not be impacted by MOA owning properties within Laurel Acres. Vice Chair Wilbanks also commented on the on-going issues with Virgin Falls trail.

X. Next Regularly Scheduled Meeting Date: Thursday, September 22, 2022 at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

XI. Adjournment

Motion by DM; seconded by RT – no objection. Meeting adjourned at 12:58 pm.