



May 5th, 2023

Dear Members of the Girdwood Community,

In coordination with Glacier Valley Lodge (GVL), the Alaska Department of Transportation (DOT) recently issued a public notice outlining a proposed development in Girdwood, AK. The notice informs the public of our proposal but is not a permit to build. As we advance our design, there will be ample opportunity for public comment and we look forward to engaging the Girdwood Community in this process. As such, we wanted to take this opportunity to further introduce you to GVL and our proposed development:

Who is Glacier Valley Lodge:

Glacier Valley Lodge is owned by two Alaskan families with significant aviation and lodging experience in the state of Alaska as well as longstanding roots and residency in Girdwood, AK. Our ownership group includes general aviators, a longtime rural airline board member, longtime hotel operators, and Alaska enthusiasts. Our families have been invested in shaping the Girdwood community for generations, including Sewell "Stumpy" Faulkner. We look forward to carrying on their legacy and building a facility Girdwood can be proud of.

Proposed Development:

We're proposing to develop an itinerant hangar and fly in/fly out lodge in Girdwood, AK. The development will be located on 11 acres of DOT airport leased land, southeast of Runway 20. Both the proposed scope and design are still under development as we explore project feasibility further. There will be an opportunity for public comment once we advance our design, and we look forward to engaging the community in our design process.

Community Benefits:

As long-term members of the Girdwood community, we have a vested interest in seeing our community benefit from this development. While our proposed scope and design are still under development, we plan to explore potential community benefits including maintaining, if not augmenting, the existing outdoor trail systems, improving access to the airport, providing more affordable overnight accommodations, FBO operations, additional airplane hangar space, and more. We look forward to coordinating potential community benefits with the Girdwood community as well as other stakeholders.

We look forward to working with you. In the meantime, if you have any questions or comments, please do not hesitate to reach out to us at info@glaciervalleylodge.com.

Sincerely,

Andrew Faulkner, President
Glacier Valley Lodge LLC

Tim Treadwell, Vice President
Glacier Valley Lodge LLC

Alaska Humanities Forum Community Conversations

GBOS discussed and approved Resolution 2020-11 Resolution Against Racism in Sept 2020, as recommended by the Girdwood Land Use Committee. In addition to GBOS making a declaration to respect the dignity and equality of all people, the resolution also called for the following action:

THEREFORE let it be further resolved that the Girdwood Board of Supervisors also commits to convening a community forum on this topic

2020 GBOS consisted of: Jerry Fox, Mike Edgington, Eryn Boone, James Glover and Briana Sullivan.

In 2021, a community member requested action on holding the community forum that was promised in the Resolution. The item was taken on by GBOS member Guy Wade. Guy researched various entities to hold the forum, eventually connecting with the Alaska Humanities Forum (AHF). He worked with AHF to work out details of the scope and GBOS considered the AHF proposal in November and December 2022. GBOS approved by unanimous vote expense NTE \$2000 for three AHF forums at their December 2022 Regular meeting. 2022 GBOS consisted of: Mike Edgington, Briana Sullivan, Jennifer Wingard, Amanda Sassi, Guy Wade.

Three Community Conversations were scheduled in early 2023:

Program name	Date	Participation
Salmonberries and Saag Aloo: Carrying Our Heritage	March 29	4 attending
Moving Through Alternate Realities: Class & Race	April 12	7 attending, 6 participating
We are Of: Land, Race & Culture	April 24	4 attending

Communications on the programs were handled by Parks and Recreation and Four Valleys Community School. Girdwood school, methodist church, and clinic were emailed regarding the programs. The Forum schedule was on the FVCS website and newsletter and was posted on social media and on our regular posting sites at the Post Office, Library and Community Room. Poster images were included in GBOS and committee emails frequently during the month.

Programs were conducted by Emily Lucy and another facilitator from AHF. Programs were planned for 6PM and included food for attendees. Optimum was 10 participants aged 12+. These programs are part of a toolkit that can be purchased from AHF for independent study or can be facilitated by AHF as GBOS opted to do. Discussions were well-guided, interesting and enjoyable, according to participant feedback.

Programs were attended by 4-7 people. The community member who originally sought this action was able to attend one of the events. Feedback on the content and facilitation was great. It is noted that programs, even if they are not widely accessed by public, are a positive element within the community. Lack of engagement from Girdwood community is unfortunate but does not necessarily indicate failure.

If similar opportunities come forward, GBOS might try to require an amount of guaranteed participation or work with other groups to create more partnership in funding, coordination and attendance. Future programs could be led by other organizations with different scope than that of GBOS. Non-government events could allow for flexibility in what locations to use, creating a different sense of “event”. Also perhaps those interested in pursuing such events can help guide timing/location and methodology for holding them.



Girdwood Fire & Rescue, Inc.

PO Box 915, Girdwood, AK 99587

Chief's Report to GBOS May 2023

Overview

Our firefighters continue to provide valuable service to the community, visitors, and travelers. The recent mud rescue at 20 Mile, was a success because of the dedication to training and teamwork ethic value of our firefighters. It also was a call where all 8 responders, were utilized. Having enough staffing to accomplish critical rescue tasks improves the odds of having a successful rescue and patient outcome.

Fundraising and Grants

The Double Musky has a new AED and the Girdwood Brewery is selling Girdwood Love beer to raise funds for their AED. PickClickGive status was approved for the 2024 PFD. We received funding for 2 ALMR radios from the City of Whittier.

Equipment Update

New Rescue 41 is on track to be in service in December 2023.

New Engine 41 is on the GBOS May/June agenda for a proposed loan. The estimated \$300,000 downpayment will be coming from the 406 account. Total cost \$1,151,531. Engine 41 will be 25 years old when retired, 10 years past the NFPA recommendations for front line service and 5 years past the NFPA recommendations for retiring an apparatus at 20 years. Expected to be in service November 2024 if ordered in June 2023.

CAD Mobile, the new CAD program was installed by MOA IT and is fully operational in our ems and fire vehicles.

The gas fuel tank was approved on the spring 2023 areawide bond proposition. The new tank is needed because Areawide EMS is switching to an all unleaded fuel fleet of ambulances.

We have approval to carry a vent on Utility 41, to be deployed by ALS Providers.

Training Highlights

We successfully held 48 hours of extrication training on the new equipment. This included training by Hurst representatives. We have 5 new EMT1s: Nathan, Ellis, Pasol, McCleary and Langdon. 6 new members started in April and have brought fresh energy to the department. EMS providers are working on ALS and BLS skills taskbooks due by June.

External Outreach

Whittier is currently advertising for a Fire Chief and Captain and has limited ems response capacity. As of May 8, 2023, we are requiring Whittier to bring any patients they need us to transport thru the tunnel to the MOA side of the Whittier Tunnel. AFD Dispatch is working thru communications issues with Whittier's new dispatch, Sitka Police Dispatch.

We are meeting with the new Glacier Ranger District Ranger this month to discuss our ongoing concerns over rescues on Portage Lake.

Meeting NFPA Standards

Our staffing model for summer has daily one ALS station officer (24hr shift), one ALS provider (24hrs) and one BLS/Firefighter1 (24hrs) plus available positions for 3 ad hoc (volunteer) firefighters. We hope this model will improve our NFPA 1720 minimum staffing standard achievement rate of 25% to 50% or higher.

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Briana Sullivan, Co-chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Girdwood Housing and Economic Stability Advisory Committee

The Girdwood Board of Supervisors is assembling a Housing and Economic Stability Advisory Committee of approximately 7 members. The Committee will meet monthly and serve for at least 1 year to study and provide suggestions to address the immediate concerns of the housing crisis in Girdwood, specifically:

- Review HLB's recent recommended land inventory and make recommendations for creation of affordable and attainable housing in the coming 2-3 years
- Consider and make recommendations for temporary housing solutions to relieve the housing emergency in the coming 1-2 years

Longer term the Housing and Economic Stability Advisory Committee is expected to focus on other projects to address mid- and long- term goals of the community.

GBOS is specifically seeking nominees with relevant experience in the following areas: long term renters and/or individuals with background in law, finance, development, municipal land use code, real estate, non-profit boards, etc.

Nominees must be registered to vote in the Girdwood Valley Service Area.

Nominations for individuals to be considered for appointment to this committee should email their letter of interest/resume to: gbos@muni.org, Or via mail: GBOS, PO Box 390, Girdwood, AK 99587.

Applications to be received by 5PM on Friday, May 12, 2023.

Posted April 26, 2023

Nominations received for GBOS Committee Re: Housing and Economic Stability

Brett Wilbanks

Brooke Lavender

Tim Cabana

David Nyman

Erin Eker

Jim Standiford

Krystal Hoke

Lisa Miles

Matthew Schechter

Thomas Meding

William Laurie

An Inventory of Potentially Developable HLB Parcels in Girdwood

Presented to the Assembly Enterprise and Utilities Oversight Committee

April 20, 2023

By Heritage Land Bank

ANCHORAGE, ALASKA
AR No. 2023-40, As Amended

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the
41 Administration is requested to direct HLB and the Real Estate Department to compile a list
42 from the HLB inventory of uncommitted parcels that are suitable for residential or
43 commercial development, to include information about existing utilities, plats, studies,
44 known or estimated development costs to prepare the land for constructing dwellings, and
45 any other considerations required to determine the feasibility for development.
46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**
47 **explore financial mechanisms, such as tax improvement districts and tax**
48 **abatement, to support the development of attainable housing.** This task shall be a
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**
1 **entity,** with due consideration to and coordination with the Girdwood Board of
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an
3 Assembly Information Memorandum and presented at an Assembly Enterprise and
4 Utilities Oversight Committee no later than April 20, 2023.

Potentially Developable HLB Parcels in Girdwood

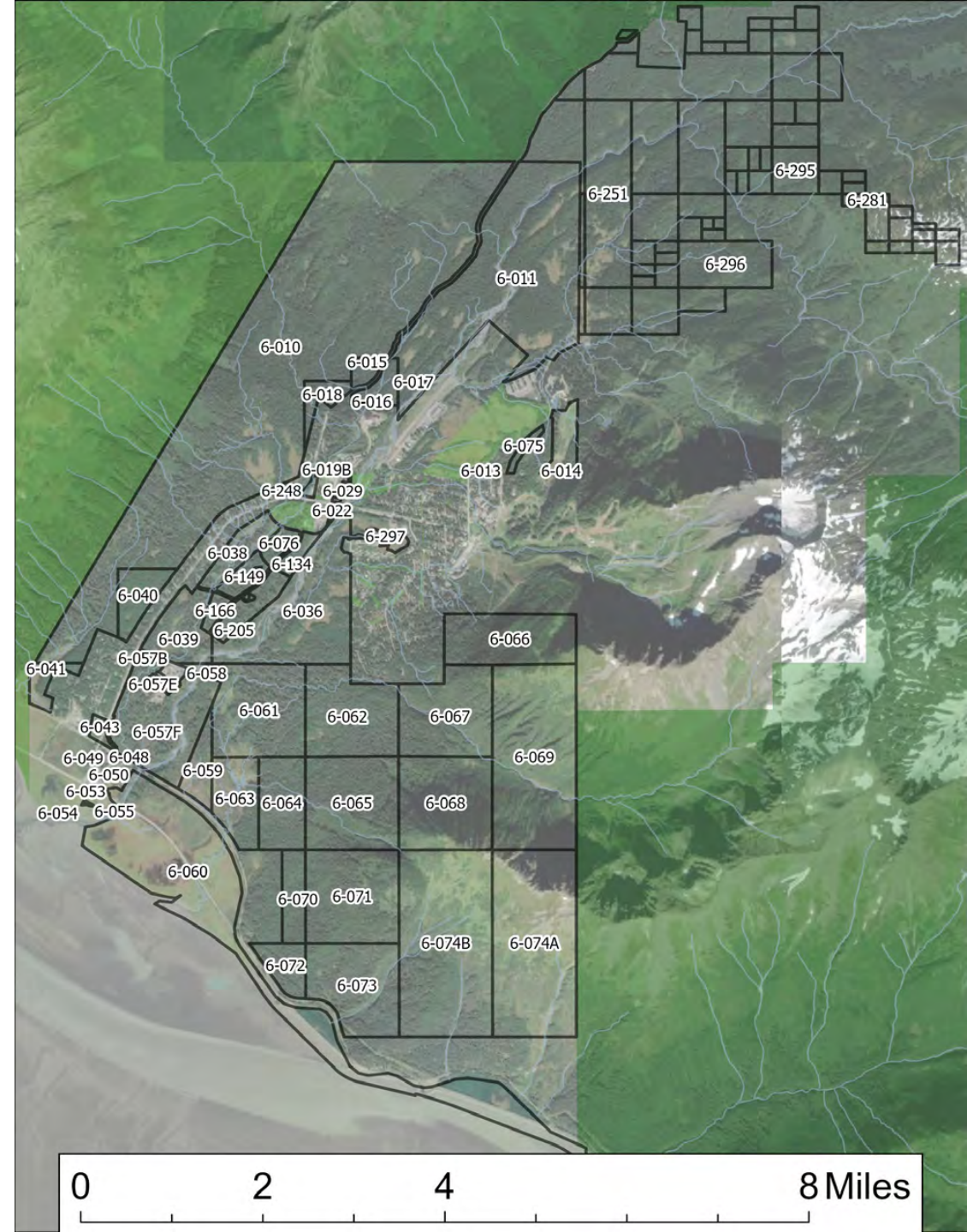
HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

Objective and Criteria

- Objective: To compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood
- What does “feasible for development” mean?
 1. Parcels are **uncommitted**: not leased or having a designated purpose
 2. **Infrastructure** is located within one-half mile: water mains, sewer mains, electrical lines and streets
 3. Parcels are mostly **uplands**: not in intertidal areas or majority Class A wetlands
 4. Parcels are relatively flat or have **minimal slope**
 5. **Zoning** is appropriate for residential or commercial development
 6. Other **environmental considerations** including special flood hazard areas that are not prohibitive
 7. **Plat notes** that do not restrict development: setbacks, easements, restrictions, development or other requirements

HLB Land in Girdwood

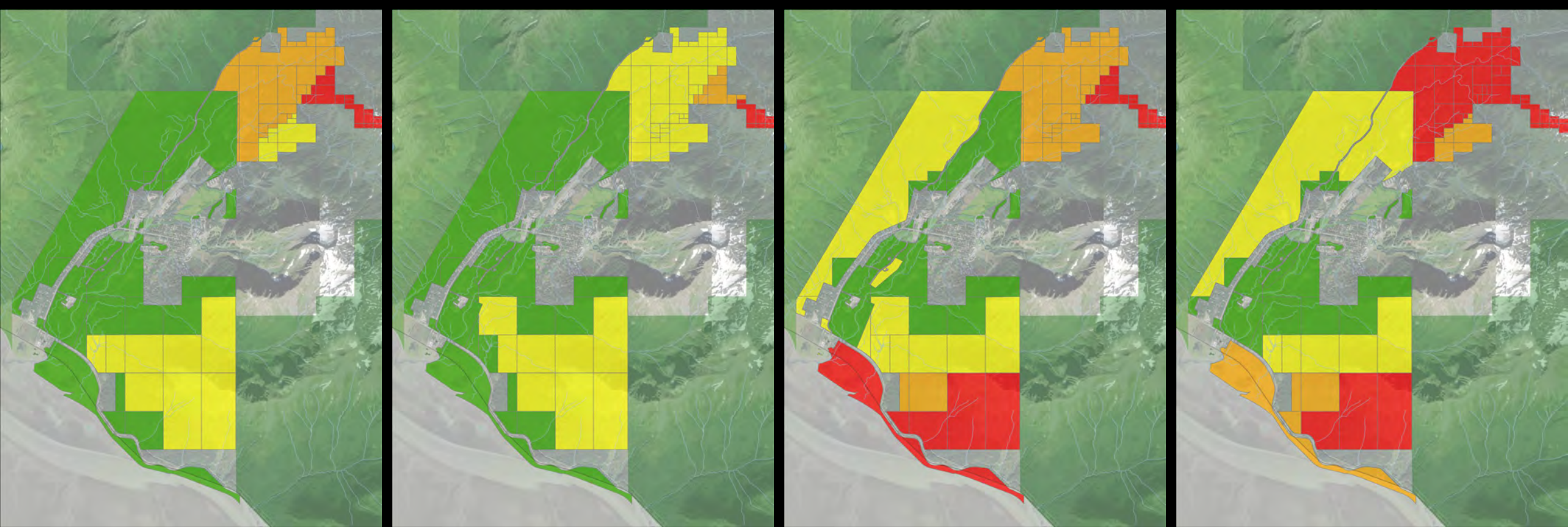
- 58 HLB-owned parcels
- 6350+ Acres
 - Wetlands: 600+/- acres
 - Avalanche Hazard: 400 +/- acres
 - Special Flood Hazard Areas: 700 +/- acres
- Zoning Designations:
 - Industrial: 20+ acres
 - Commercial: 25+ acres
 - Resort Use: 80+ acres
 - Residential: 385+ acres
 - Other: 5700+ acres



Accumulating Data

- Worked with the Geographic Data and Information Center (GDIC)
- Spatial Analysis to calculate and compile data on all HLB parcels in Girdwood
- Attributes included:
 - Plats and Plans
 - Area and Slope
 - Zoning Designations
 - Wetland Areas
 - Flood Hazard Areas
 - Avalanche Hazard Zones
 - Distance to Infrastructure: Roads, Sewer, Water, Electricity
 - Estimated cost of off-site infrastructure

Infrastructure Proximity



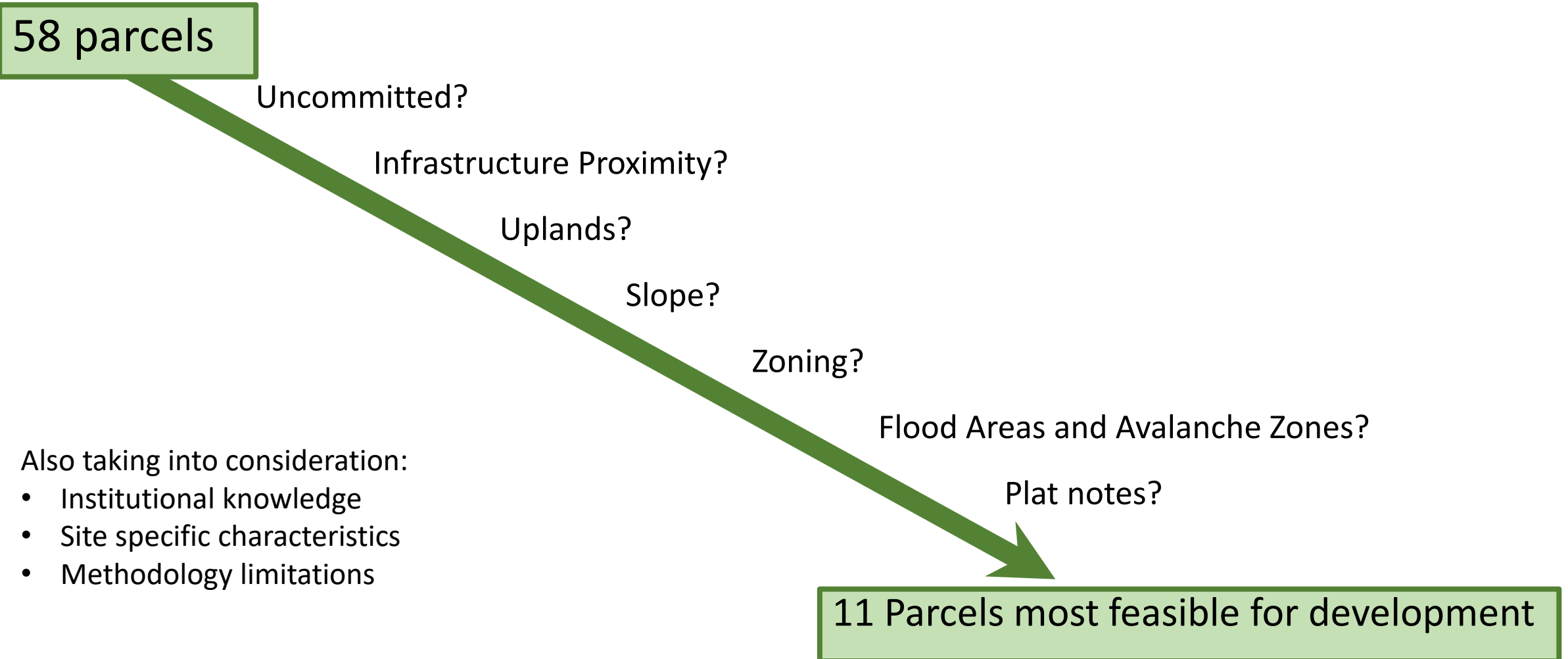
Electrical Lines

Roads

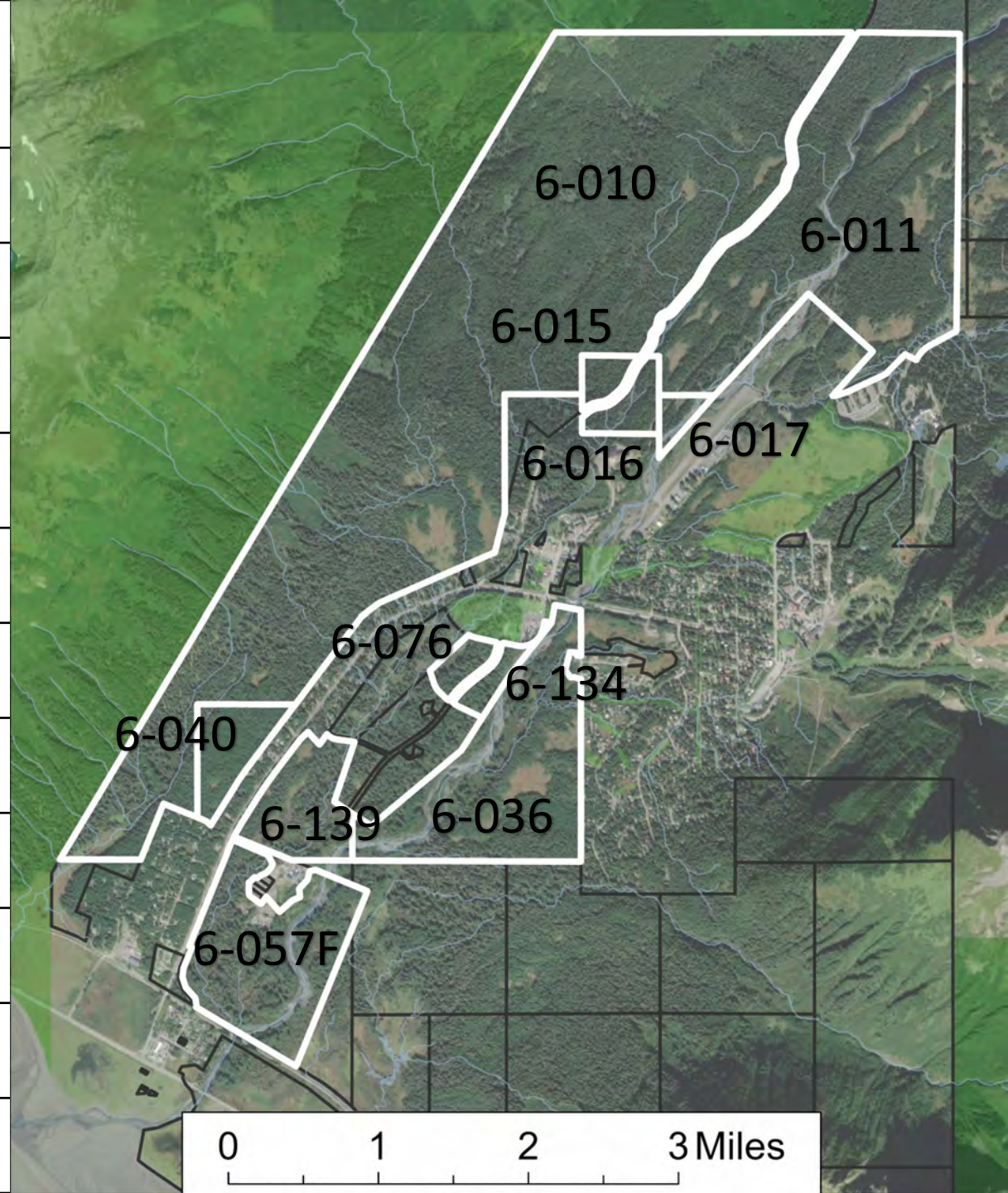
Water Main

Sewer Main

Narrowing the List



HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15



Other Considerations

- Past project success and failures
- Applicable area and master plans
- Pre-development costs: surveying and engineering, wetland delineation and permitting, possible rezoning and replatting
- Methods are limited and most likely give a much lower estimate than what would actually be necessary
- This report's intention is to establish a preliminary baseline of development capability
- This report is not intended to provide preferred properties for development or suggest that development is likely
- HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.



Financial Mechanisms

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: April 20, 2023
TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole
THROUGH: Lance Wilber, Director
Office of Economic and Community Development
FROM: Emma Giboney, Land Management Officer
Heritage Land Bank
SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

EXECUTIVE SUMMARY

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

INTRODUCTION

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal

departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

METHODS

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

RESULTS

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

APPENDIX A: AR 2023-40

Municipal Clerk's Office
Amended and Approved
Date: February 7, 2023

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA AR No. 2023-40, As Amended

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.

WHEREAS, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

WHEREAS, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

WHEREAS, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

WHEREAS, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

WHEREAS, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

WHEREAS, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

WHEREAS, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

WHEREAS, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, **either alone or in partnership with another entity**, for the purpose of increasing attainable residential housing stock in Girdwood; and

WHEREAS, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

WHEREAS, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

WHEREAS, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. To request the Administration direct HLB to add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified **Girdwood** non-profit recipient, **either alone or in partnership with another entity**, for the purpose of increasing attainable housing for year-round residents in Girdwood.

Section 2. Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community.

Section 3. For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, **either alone or in partnership with another**

entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

Section 4. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

Suzanne LaFrance

Chair

ATTEST:

Barbara A. Jones

Municipal Clerk

APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

Reason for Exclusion	# of Parcels
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4

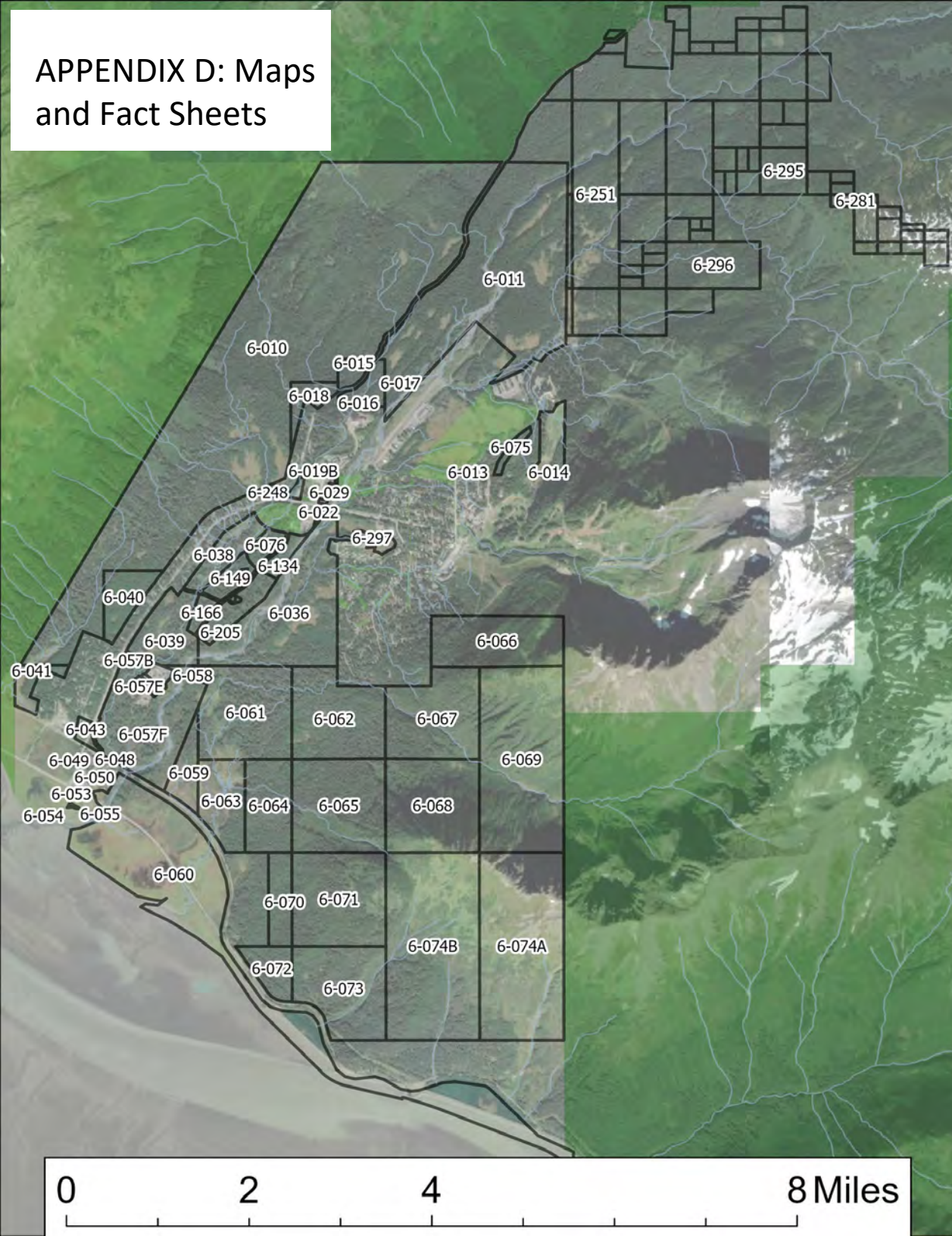
	Planning and Zoning			
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

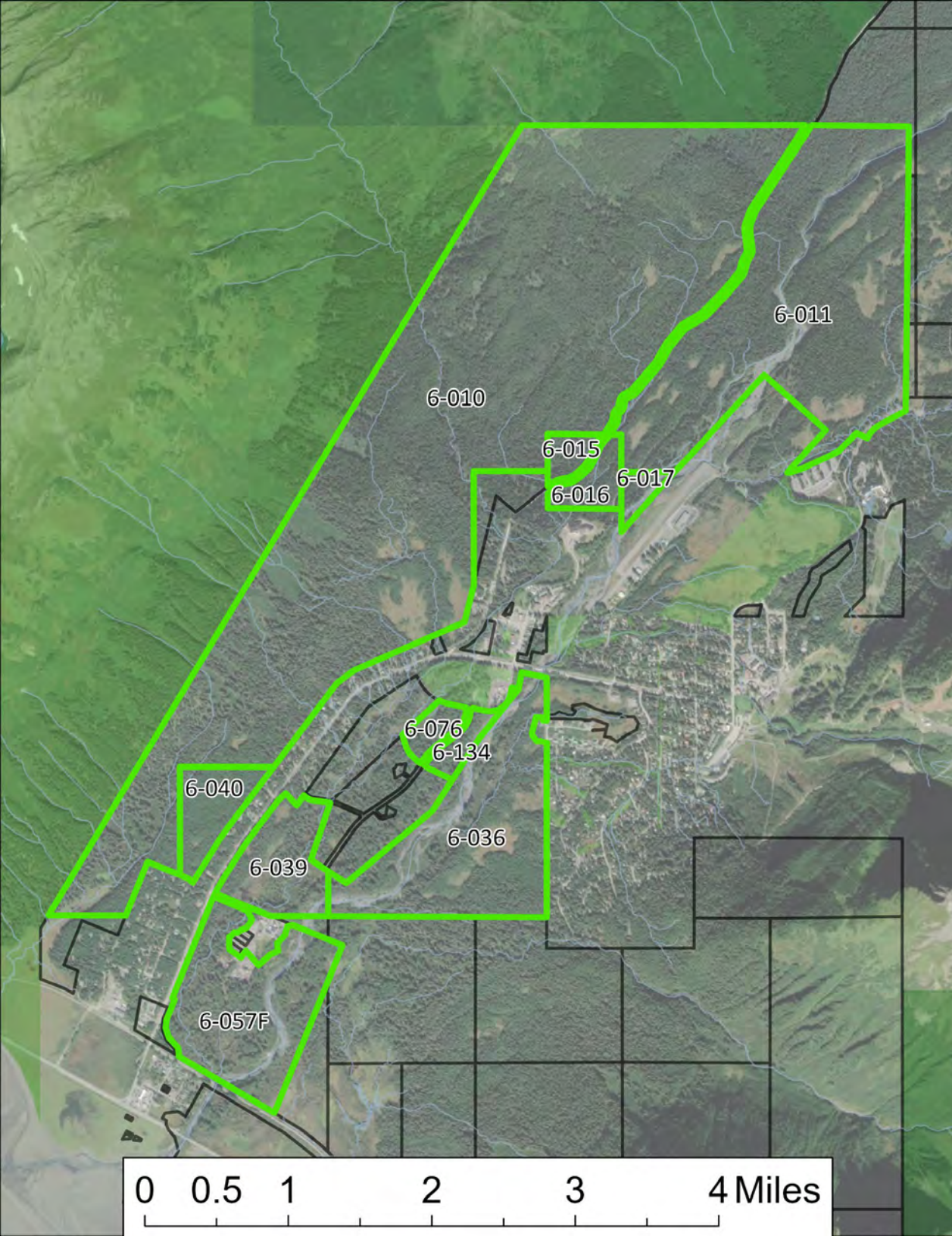
	Wetlands			Special Flood Hazard Zones			
HLB Number	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95

	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

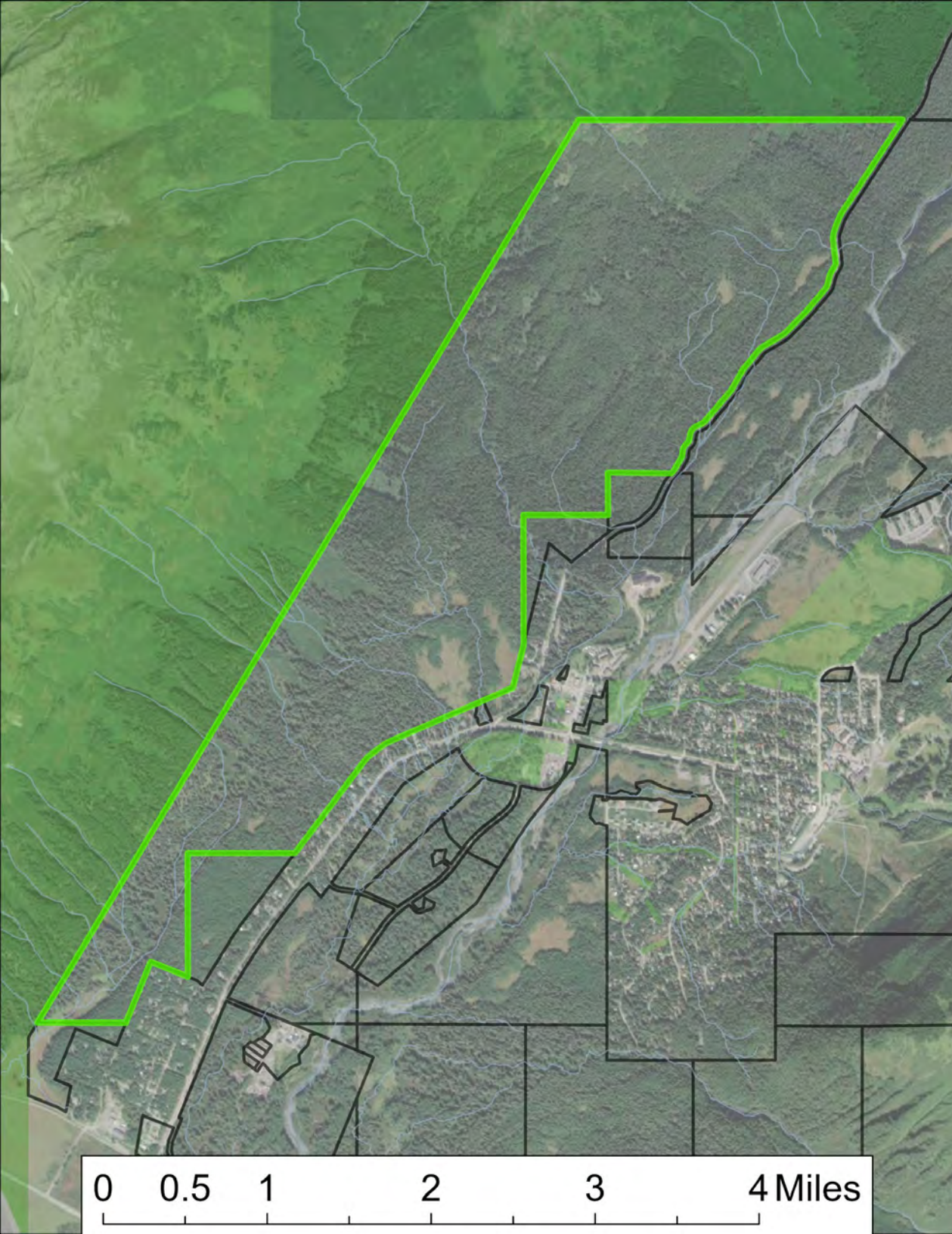
APPENDIX D: Maps and Fact Sheets



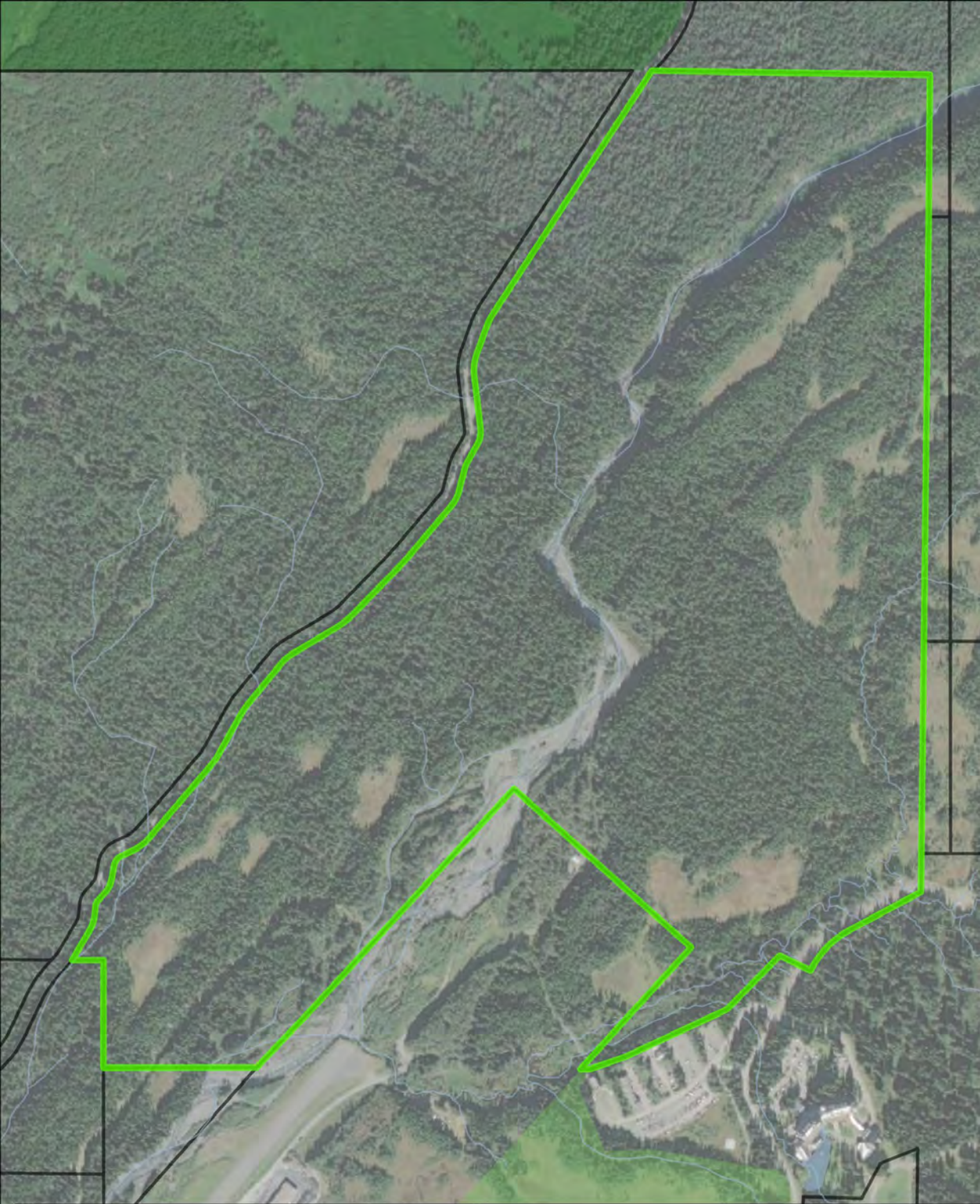
HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%



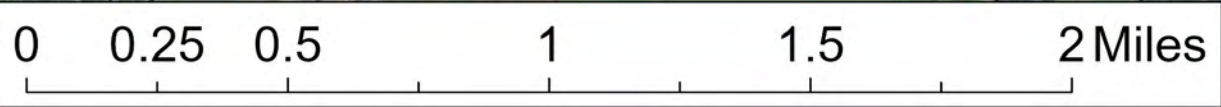
HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%

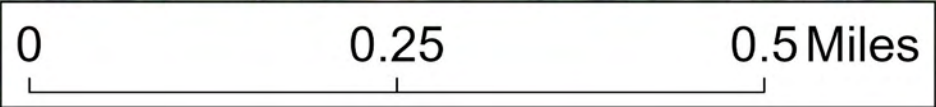
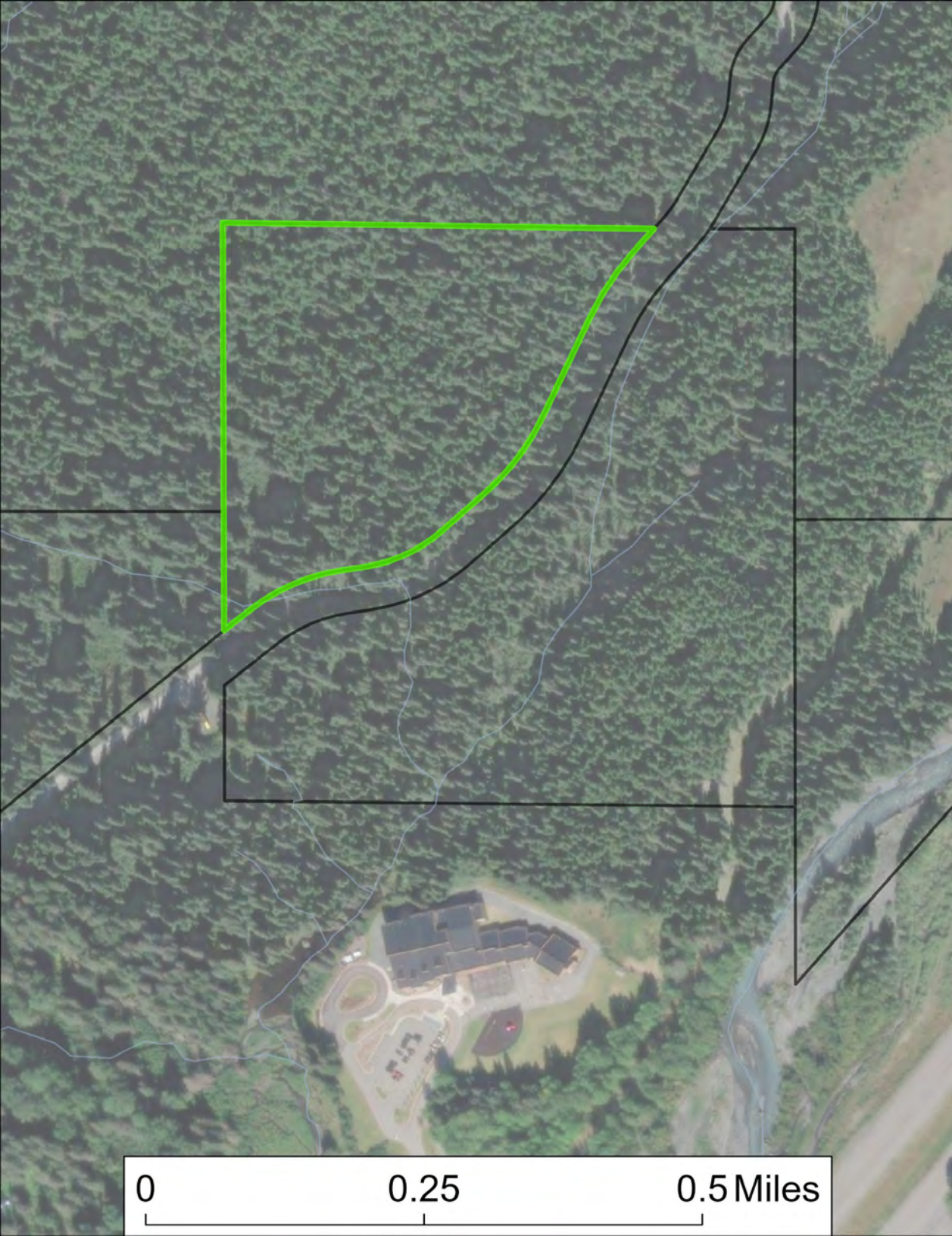


HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%

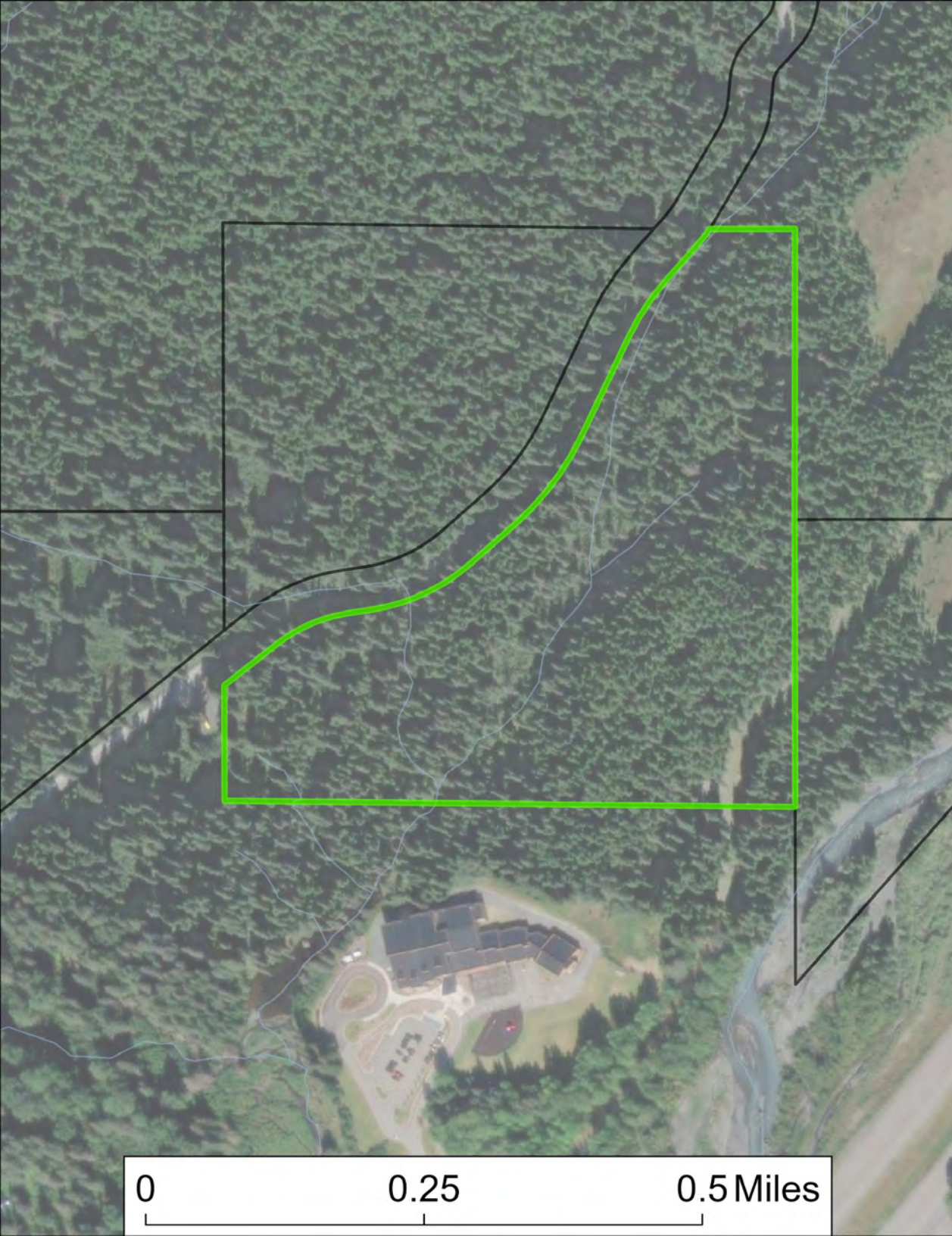


HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		

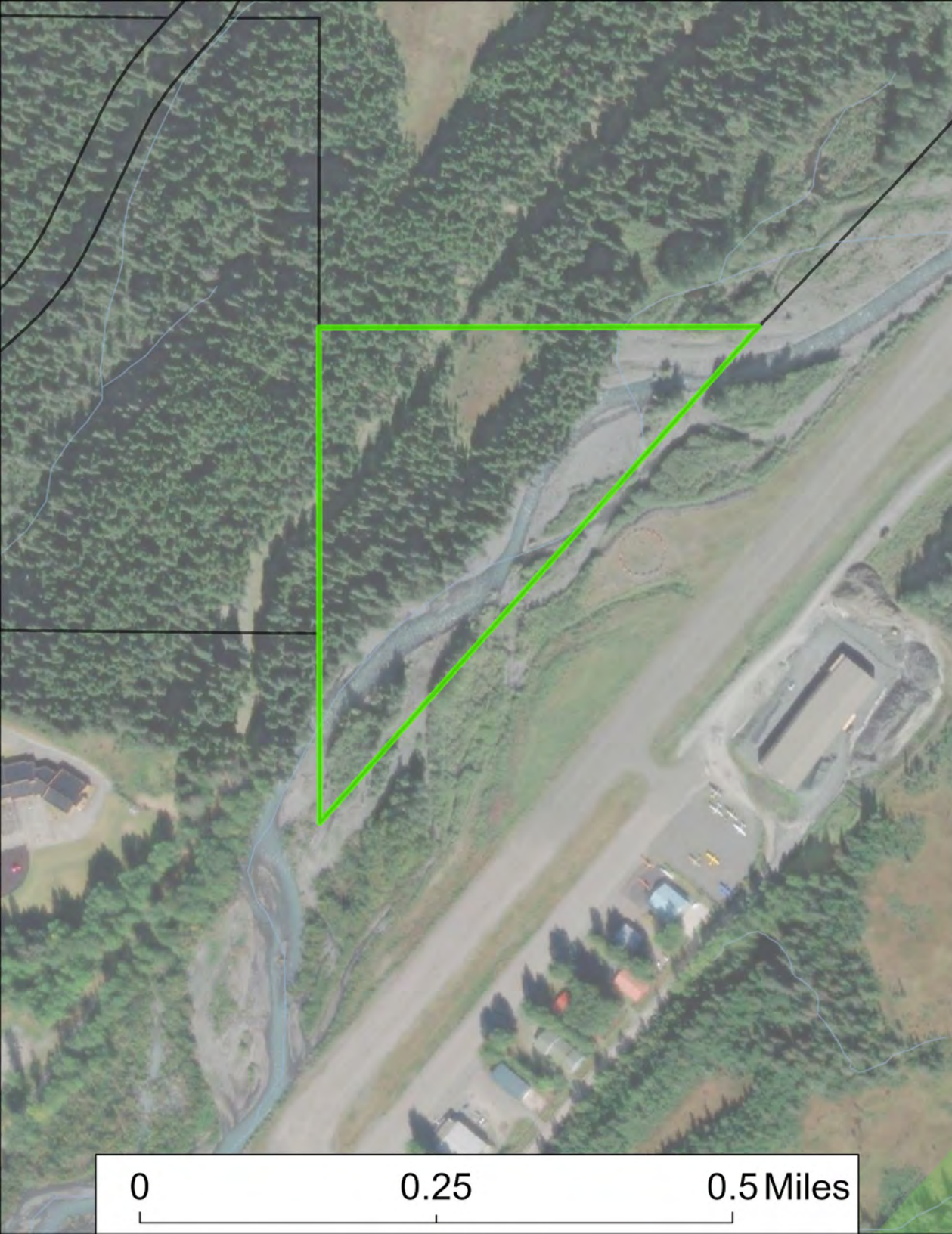




HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

April 17, 2023

Kyle Kelley, MOA Girdwood Service Area Manager
Girdwood Roads, Parks & Recreation, Facilities Scheduling and Maintenance
P.O. Box 390
Girdwood, Alaska 99587

via e-mail: kyle.kelley@anchorageak.gov

Re: Street Maintenance Lot Electrical Extension
Professional Services Proposal

Dear Kyle:

The Boutet Company, Inc. (TBC) is pleased to offer our professional services to the Girdwood Service Area (GSA) for the extension of electrical services to the Street Maintenance Lot located at 238 Ruane Road.

Scope of Services. We see the key tasks in this project as follows:

- 1. Electrical Design Documents and Permitting.** TBC has contracted with EIC Engineers to develop detailed electrical design documents based on the provided schematic dated 4/6/2023 (Attachment A). The system will be designed based on the following specifications:
 - Chugach Electric (CEA) will need to bring power to the lot via transformer. The design team will coordinate closely with CEA to design main line connections.
 - The initial system should be designed to be simple at first with room to grow as the lot develops in the future.
 - Installation of standalone meter and breaker box is desired, not attached to a building. The breaker box feeds both 120v (i.e. plug in heavy equipment block heaters) and 220v (i.e. welder for repairs). Outdoor outlets will be attached to the existing bull rail.
 - Provide yard Lights for winter operations.
- 2. Engineers Estimate:** The project team will provide a construction cost estimate based on the most recent historical data available. These costs will include a contingency given the current price volatility of construction supplies and materials.

Schedule. We will make every effort to meet a reasonable schedule and will coordinate with you to collect the necessary components for this project. Once a NTP is received, we will coordinate with you on a schedule for submittals. It is estimated that it will take approximately 2-4 months to obtain final design and necessary permitting for the aforementioned scope of work.

April 17, 2023
Mr. Kyle Kelley
Proposal for Professional Services
Page 2 of 2

Proposed Fees. Attached you will find a Labor/Expense Allocation spreadsheet with our standard rates for the itemized phases and TBC's Hourly Rate Schedule. The following table summarizes our proposed lump sum and not-to-exceed time and materials (T&M) fees for the work described in this proposal, detailed on a task-by-task basis:

<i>Task Description</i>	<i>Fee</i>
Project Management & Documentation	\$ 1,280
Electrical Engineering	\$ 5,900
Total	\$ 7,180

We are available at your convenience for further discussions. As always, we appreciate the opportunity to be of service.

Sincerely,

THE BOUTET COMPANY, INC.

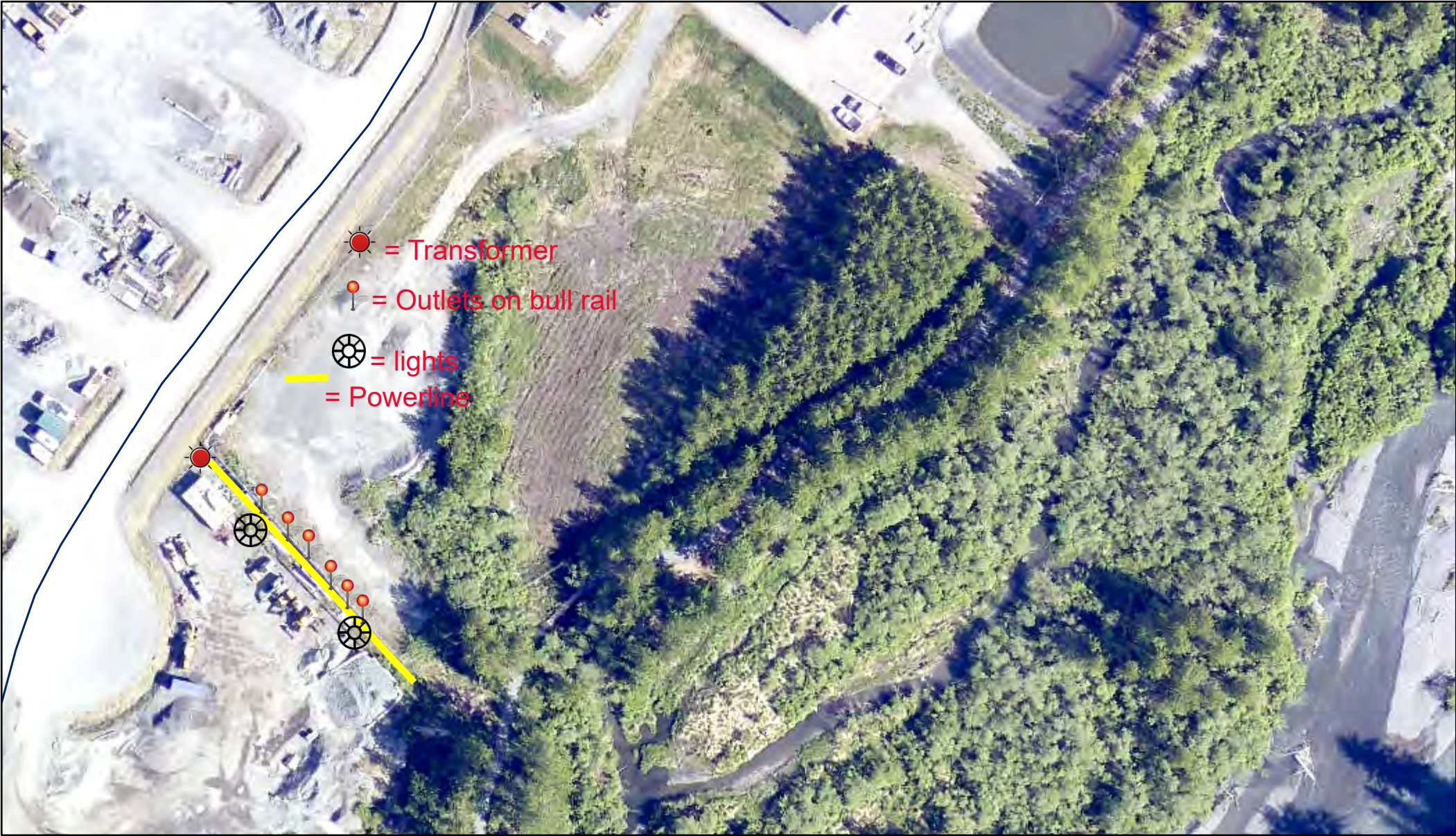


Todd C. Jacobson, P.E.
Senior Vice President - Principal

Enclosures: Plan Schematic 4/6/2023
TBC Labor/Expense Allocation Sheet

cc: Aimee Posanka, P.E., The Boutet Company

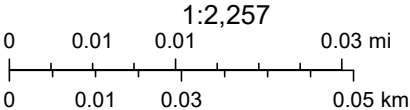
Girdwood Areas Parks & Roads



4/6/2023, 12:00:48 PM

Streets

— Girdwood Valley SA



The Boutet Company, Inc.
Fee Proposal to Provide Professional Services

Municipality of Anchorage - Girdwood Service Area
Street Maintenance Lot Electrical Extension Design Services

Monday, April 17, 2023

	Principal / Sr. Project Manager	Registered Engineer	Project Administrator	Engineering Technician	TBC Subtotal	EIC Engineers	TOTAL
<i>Hourly Rate</i>	\$160	\$145	\$140	\$110		<i>Cost + 0%</i>	
<i>Activity</i>							
Project Management & Documentation			6	4	\$1,280		\$1,280
Electrical Engineering						\$5,900	\$5,900
TOTAL:	\$0	\$0	\$0	\$0	\$0	\$5,900	\$7,180



Notes:

1. Vehicle mileage (incidental project travel) included in hourly rates above
2. Mobile phones included in hourly rates above
3. Third-party or pass-thru expenses are cost plus 0% mark-up
4. All costs Time & Materials

Girdwood Service Area Capital Projects

Division	Project	Estimated Cost	Notes	Status
	Engineered Design/Build package Glacier Creek Bridge At Winner Creek Trail	\$525k	Provide a year round, sustainable bridge crossing of Glacier Creek at Winner creek trail. Look for funding partnerships with USFS, Grant funders and other to complete the task. Complete Design package with estimates will be the first step.	Funding secured from America's Care Act In Progress
	Build Glacier Creek Bridge at Winner Creek Trail	\$1m to 1.2m	Build new bridge to provide a year round connection for Winner Creek Trail. Partnership with USFS. Still seeking Grant funders, private donation, fundraising, etc.	Funding secured from State of Alaska Capital Grant 2024 Build
	Lions Club park -New Pavilion	\$100 to 150k	Girdwood lions club has requested to explore a pavilion for their park. They'd like a simple pavilion that could hold six picnic tables. Grants would be sought for building and GVSA funds design/cost estimating work.	Design completed. Seeking Grant Funding for construction
	Master Plan for Alyeska Play Field, Parking lot and Conex Storage	200 k to 300k	The master plan would develop the schematic plan from community and staff feedback to make this work. This would guide the design and eventually construction plans for the new build out.	Recommend funding 2023/24
	Master Plan for Girdwood Park (aka Forest Fair Park)	\$100k to \$150 k	A master plan is needed for future development and management of Girdwood Park	Note: GBOS suggests Combining Master Planning for Alyeska Playing Field and Girdwood Park Together

	Redevelopment of the Alyeska Playfield area	\$1m to 2m	Problems to resolve: Poor Field drainage, Make the area useful as year-round recreation facility, pocket playground, improve parking availability and flow	To proceed following Master Plan development
	Dog Park/Trailhead parking	\$500k to \$1m	Build a dog park at the end of Karolius road , which would include parking for the Lower Iditarod trailhead	2024 project Really dependent on GAP update
	Resurface Tennis Courts	\$100k	Tennis courts will need resurfacing within the next 2 to 3 years	Recommend in 2024/2025
	Batting Gage	\$25 to \$ 30k	Build a batting gage next adjoining the baseball field by the storage Conex	This could be a good challenge grant for 2023 with matching funding from GVSA and fundraising.
	Fish Passage Culverts on Alyeska Creek at Davos and Mt. Hood and on Moose Meadows creek at Lake Tahoe	\$1m to 1.5 m	These culverts are in need of replacement and if replaced then need to be built to fish passage standards.	Design portions is completed. Construction of MM at Lake Tahoe, Summer 2023. Alyeska Creek still need funding for construcion

Street Maintenance

Rehab Pedestrian safer corridor along Arlberg	\$500k	The pedestrian corridor along Arlberg road from Alyeska Highway to Alyeska Hotel is in need of repave and in certain section rebuild of the pathway foundation	Complete in 2023 through operating budget
Power to Girdwood Service Area Lot in Industrial Park	\$30 to 50k	Power is needed at this lot to keep equipment warm in the winter and provide lighting for winter operations. GBOS has approved funding but progress has stalled as the parcel needs to be survey to establish boundary's between lease's.	Design currently in progress
Pave Timberline past Vail intersection and Vail Hill to Loveland intersection	\$1m to 1.5 m	This section of Timberline and Vail has constant potholing and dust problems due to the high volume of traffic that collects. Recommend paving, ditching and speed humps if Traffic department allows.	Design work and Engineer estimate in 2023 Fund in 2024/2025
Storage Garage @ Road Maintenance Lot	\$1m to 1.5 m	This would necessary building in the future if the current and only storage location is not usable at Glacier city hall (GCH). GCH is aging out and has very limited use.	Future planning

	Covered Sand Storage	\$500k	Install a Coverall domed tent over the sand storage area. This will provide better protection of our the winter traction sand from freezing during the winter when needed most.	Fund in 2023/2024
	Build a genial savings for street & drainage capital needs	\$1m	Girdwood Service area should try to maintain a minimum of \$1m of available funds to keep up with maintaining its infrastructure needs.	Ongoing
<u>Fire</u>	Utility 41 Replacement	\$110k	Replacement of the initial response Suburban vehicle. This vehicle gets the most use and is meeting its end of life in this role	Funding approved in July 2022 Vehicles have arrived, awaiting accessories
	Chief 41 Replacement	\$90k	Replacement of 16 year Fire Chief Vehicle. It will serve back up to Utility 41 when out of service.	Funding approved in July 2022 Vehicles have arrived, awaiting accessories
	Engine 41	\$1,151,531.00	Engine 41 is at end of life and needs to be replaced. Funding for this would come from the CIP and use of short term loan paid back over 5 to 7 years.	Fund in 2023 Engine arrives in mid to late 2024
<u>Police</u>	No Capital purchase at this time			

Description of Project

The Girdwood Service Area (MOA) is soliciting consultant services to perform an investigation of and provide engineering support for paving sections of Timberline, Vail and Loveland roads in Girdwood. The tasks for this project should include the following elements: (1) Onsite investigation to examine the current state of the road; (2) engineered design for paving the road; and (3) Construction cost estimates to complete the project

Project Scope:

The tasks for this project should include the following elements: (1) Onsite investigation to examine the current state/structure of the road and drainage; (2) engineered design for paving the road; and (3) complete cost estimates to complete the project

Details of the roads to analysis:

Road	Item Description	Qty
Timberline Road Starting at Mile 0	560lf x 24'w	13,440 SF
Vail Drive Starting at the Timberline & Vail intersection	380lf x 24'w	9120 SF
Loveland Drive Starting at the Loveland & Vail Intersection	40lf x 24'w	960 SF
Current Conditions: This section of Timberline, Vail and Loveland are not paved and handles the most volume of the subdivision. It continuously potholes and is very dusty, even after dust control is completed each spring.		

Project Objectives:

- 1) Investigate the current state of the roads to determine its material make up, drainages and alignment of the roads.
- 2) Produce engineered design of the road with it paved. The design should include design recommendation per MASS, all necessary materials, and drainage improvements and recommend road alignment.
- 3) Complete construction cost estimates for the full completion of the project



Quote Only
White Spruce Trailer Sales
1580 E. 72nd Ave.
Anchorage, AK 99507
(907) 562-6905 Fax: (907) 562-6916

Ref #: 25025
Date: 04/04/2023

Salesperson: Charles Price
Email: charlie@whitespruce.com

Customer: Girdwood Fire Dept

Address:

E-Mail: chris.carson@girdwoodfire.com
PO#

Chris Carson

Phone: (h)
(c)
(w)
(f)

Trade Information:

Trade:
VIN:
Allowance: \$0.00
Payoff: \$0.00

Loan Information:

Finance Company:
Address:

APR: 0.00%
Term: -1 months
Approx. Monthly Payment: **\$0.00**

Dealership Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Selling Price Summary:

UNIT PRICE	\$3,295.00
Discount	\$100.00
Trade Allowance(s)	\$0.00
Optional Equipment & Accessories	\$0.00
SELLING PRICE	\$3,195.00
Title Certificate	\$0.00
Lien Recording	\$0.00
Personal Reg	\$0.00
Permanent Reg	\$0.00
M.V.R.T.	\$0.00
Commercial Reg	\$0.00
DOC PREP SET-UP Fee	\$199.00
Handling Fee	\$15.00
Pre-Paid Service Plan	\$0.00
Alt Loc Pickup Fee	\$0.00
Trade Payoff(s)	\$0.00
NET SELLING PRICE	\$3,409.00
2% Card Fee	\$0.00
Transport Fee	\$0.00
TOTAL AMOUNT DUE	\$3,409.00
Less Down Payment	\$0.00
BALANCE OR AMOUNT FINANCED	\$3,409.00

Terms & Conditions

THIS SHEET ACTS AS AN OFFICIAL PURCHASE AGREEMENT.

ALL TRAILER SALES ARE FINAL.

Prices subject to change for on order trailers as manufacturers update surcharges to dealers. In the event an additional surcharge goes into effect, White Spruce Trailers will supply documentation from the manufacturer of the amount. In the event surcharges decrease, prices will reflect accordingly and discount will be shown on the invoice. Deposit will be refundable if the buyer determines that the additional cost due to a surcharge is beyond what is expected or reasonable. (This does not include custom order units as refunds are unavailable regardless of surcharge increases.)

Non-Refundable Deposits:

*A minimum of \$500 is required as a non-refundable deposit on standard serialized units.

*Any custom order unit requires a 50% non-refundable deposit to place the order.

By signing this purchase agreement, I understand and agree that I am making a non-refundable deposit as partial payment on the above specified unit and it is being applied to my total outstanding balance due upon pick up. If I choose not to take possession of the unit when it arrives, or cancel the order prior to arrival, I agree to forfeit this partial payment (unless it meets the above criteria regarding surcharge increases).

Description of Purchase				
Unit Description				
2024 ALUMA				
VIN #	STOCK#	COLOR	GVWR	WEIGHT
1YGST1019RB269390	8610T-69390	SILVER	2200	475
Vehicle Description				
<p>This 8 1/2' x 10' long tilt deck trailer is just right. If you're looking to haul ATV's, UTV's or snow machines on a budget! This all aluminum trailer has a durable 2,200 lb rubber torsion axle with E-Z lube hub offers plenty of load capacity with easy maintenance. Trailer comes equipped with a 1,500 lbs. swivel wheeled flip up jack. Recessed tie-down rails along the deck, 12" radial tires, low draw LED lights, and 5/8" marine grade decking offers a long lasting, economical trailer backed by an industry leading 5 YEAR WARRANTY! (Includes 2 snow machine tie-downs)</p> <p>OPTIONAL ACCESSORIES NOT INCLUDED: Cargo protection (SALT SHIELD), deck protection (SUPER GLIDES), Upgraded front and rear tie-down system (Super Clamps)</p> <p>Spare tire not included in price, even if shown on photo.</p>				

Notes

Optional Equipment & Accessories			
Quantity	Part #	Description	PRICE
Total Optional Equipment & Accessories			\$0.00

PSAC is discussing cyber-bullying and will make a recommendation regarding community discussion regarding this topic shortly.

Background information is here:

<https://www.kbbi.org/local-news/2023-03-23/homer-police-tour-the-state-urging-parents-to-talk-with-kids-about-online-safety>

and

<https://alaskapublic.org/2023/03/23/alaska-news-nightly-thursday-march-23-2023/>

19min in

Girdwood PTA plans to attend this program on May 3, with a facilitated discussion afterward. <https://www.ptoday.com/techtalknight>



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN PUBLIC HEARING REVIEW DRAFT (April 25, 2023)

Municipality of Anchorage

Dave Bronson, Mayor

Real Estate Department

Lance Wilber, Director, Office of Economic and Community Development

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Jonathan Taylor, Land Management Officer

Nicole Jones-Vogel, Consultant, Rise Up Coaching Solutions, LLC

Real Estate Services Division

Tiffany Briggs, Property Management Officer

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Brett Wilbanks, Chair

Dean Marshall, Vice Chair, Eagle River Representative

Ryan Hansen

Carmilla Warfield

Brian Flynn

Tammy Oswald

Ron Tenny, Girdwood Representative

Front Cover Photo: HLB Parcel 6-251

Contents

Chapter 1. Heritage Land Bank Overview	5
A Brief History of the Heritage Land Bank	6
Land Management Objectives.....	7
Overview of Land Acquisition	8
<i>Table 1.1 HLB Inventory by Area.....</i>	<i>8</i>
<i>Table 1.2 Development Limitations</i>	<i>8</i>
Annual Work Program	8
Five-Year Management Plan	9
Chapter 2. 2022 Progress Report.....	10
Disposals, Exchanges & Transfers.....	10
Acquisitions	11
Land Management	11
<i>Contaminated Sites</i>	<i>11</i>
<i>Wetland Mitigation</i>	<i>11</i>
<i>Table 2.1 Conservation Easements Managed by HLB.....</i>	<i>12</i>
<i>Other Projects.....</i>	<i>12</i>
Chapter 3. 2023 Work Program	15
2023 Potential Disposals, Exchanges & Transfers	15
2023 Potential Acquisitions.....	17
2023 Potential Projects	17
2023 Land Management	18
Trespass and Encroachment Issues.....	19
Plans, Studies & Surveys.....	20
Chapter 4. Five Year Management Plan: 2024-2028	21
Potential Disposals, Exchanges & Transfers: 2024-2028	21
Potential Acquisitions: 2024- 2028.....	23
Potential Projects: 2024-2028.....	23

Table of Figures

Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034	21
Figure 2: HLB Parcels Adjacent to Chugach State Park.....	22

Appendices

Appendix A: Regional Maps of HLB Inventory	
Appendix B: HLB Policies	
Appendix C: HLB Fund Activities by Year and Fund Balance Graph, 1995-2022	
Appendix D: HLB Leases and Permits List, as of March 15, 2023	
Appendix E: HLBAC Resolution 2023-XX	
Appendix F: Response to Public and Community Council Comments	

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,000 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetlands mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development; or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patent. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Table 1.1 HLB Inventory by Area*

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,094	44	530	1,668
HLB Uplands	1,812	1,214	6,019	9,045
Estimated Total HLB Acreage:	2,906	1,258	6,549	10,713

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

Table 1.2 Development Limitations*

Limiting Factor	Quantity
Wetlands - Class A&B	1,668 acres
Easements	474 acres
4Avalanche Zone - Very High Hazard	432 acres
Seismic Zone 5 - Very High Ground Failure Susceptibility	13 acres
Special Flood Hazard Area	1,239 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
ADEC Contaminated Sites	11
Parcels under other MOA Agency Management	40

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

Chapter 2. 2022 Progress Report

The HLB worked towards and accomplished a number of projects in 2022. Sale of Phase I of the Girdwood Industrial Park has been the major accomplishment of HLB in 2022, all lots are under contract or have closed. Efforts to engage with landowners in Laurel Acres to seek donations of undeveloped wetland parcels was effective. HLB Staff and Commission spent significant time considering, evaluating, and recommending a path forward for the development of Holtan Hills, which ultimately was postponed indefinitely by the Assembly.

Disposals, Exchanges & Transfers

Disposals of HLB inventory can include; sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

The following are approved disposal-related activities that were executed in 2022:

HLB Parcel 6-057A & D – Two parcels in Phase I Girdwood Industrial Park were executed. The remaining three are under contract expected to close in 2023.

HLB Parcel 1-074A – Execution of disposal was completed in 2022 for senior housing project.

HLB Parcel 1-074B – Execution of disposal was completed in 2022

HLB Parcels 1-093, 1-094, 1-095, 1-096, 1-097 – These residentially zoned parcels in Chugiak, in the Chugach Park Estates, were sold for residential development.

HLB Parcel 3-073 – The Porcupine Building, and property, was disposed of for a non-profit work center.

HLB Parcel 5-003 – Parcel was disposed of for residential development.

HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement are still guiding documents.

Acquisitions

Laurel Acres - In 2022 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2023.

Lot 5 Block 3 Stolle Subdivision - Was acquired and became HLB Parcel 2-158 with the intent to provide access to Chugach State Park through HLB Parcel 2-152.

Land Management

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

HLB Parcels 3-078E – HLB continued to conduct environmental testing and monitoring as required by ADEC.

Wetland Mitigation

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

HLB CE Parcel 4-048 – Located between Old and New Seward Highways on 56th Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

HLB CE Parcel 3-079 – Eighteen residential lots (Worst Subdivision, Plat 70-374) off Lore Road. Vacation of the ROW through the subdivision occurred in order for this conservation easement to be accepted as mitigation for the CTS permit. The CE will be modified and recorded in 2023.

Table 2.1 Conservation Easements Managed by HLB (2021*)

Parcel	Conservation Easement Established	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 4-048; 56 th Avenue (TO BE VACATED)	2019	(2.3 acres)
CE 3-079; Worst Subdivision	2019	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

HLB Umbrella Mitigation Bank Instrument – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

Other Projects

HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.

Geographic Information – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.

EPA Brownfields Grant – HLB passed management of the EPA Brownfields Grant to Long-Range Planning, which is nearly wrapped up and another grant has been sought. HLB anticipates utilizing grant funds, if awarded, to pursue additional testing on certain HLB properties.

Table 2.2 2022 HLBAC Resolutions

Resolution	Subject	Date	Action
2022-01	Approval of the draft Heritage Land Bank Annual Work Program	5/26/22	<i>Postponed Indefinitely</i>
2022-02	The continuation of a lease of Heritage Land Bank Parcel 1-090, legally described as the NW portion, Lot 17, Township 15 North, Range 1 West, Seward Meridian, Alaska, and a portion of HLB Parcel 1-091, described a portion of Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, at less than fair market value, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operations of the Ptarmigan Valley Trailhead Parking Lot (PIDs 051-191-01 and 051-211-02) (map on reverse page); and amendment of the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<i>Pulled from Agenda</i>
2022-03, as amended	The disposal by non-competitive sale at fair market value of HLB Parcel 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED as a portion of the south half of the southeast quarter of the southeast quarter of the southeast quarter of section 33, township 13 north, range 3 west, Seward meridian, records of the Anchorage Recording District, to Chugach Electric Association for the continued operation of an electric substation and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	Approved
2022-04	The disposal by competitive bid of HLB Parcel 3-010 legally described as Lot 12 of Tract 1A-1 Fragment of the Mountain View Development (Plat 16-99) (PID 004-051-42), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-05	The disposal by competitive bid of HLB Parcel 6-003B, legally described as Block 2 Lot 6 of the Indian Subdivision (Plat 64-131) (PID 090-031-44), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-06	The acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44) (PID 012-491-51-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved

2022-07	The acquisition of real property, legally described as Lot 29 Block 8 Laurel Acres Subdivision (Plat 71-44) (PID 012-492-70-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved
2022-08	Withdrawal of Heritage Land Bank (HLB) Parcel 3-074 (PID 008-101-16-000) from the HLB Inventory and transfer to the Anchorage Community Development Authority for the purpose of a land trade with the State of Alaska for Block 102 of the Original Townsite, and amend the HLB 2021 Annual Work Program.	9/22/22	<i>Pulled from Agenda</i>
2022-09(S)	The competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38) (PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.	11/17/22	Approved
2022-10	The lease of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18), for less than fair market value for the purposes of a non-profit natural burial cemetery, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	11/17/22	<i>Pulled from Agenda</i>
2022-11	The acquisition of real properties, legally described as Lot 30, Block 5 (Parcel ID 012-492-03-000), Lot 31, Block 5 (Parcel ID 012-492-02-000), Lot 29, Block 11 (Parcel ID 012-491-65-000), And Lot 30, Block 11 (Parcel ID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	11/17/22	Approved

Chapter 3. 2023 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting.

2023 Potential Disposals, Exchanges & Transfers

HLB Parcel 1-111 – Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or open to public for sale through competitive bid.

HLB Parcel 2-125 – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management.

HLB Parcel 2-156 – Disposal to a non-profit for the purpose of developing a natural burial cemetery.

HLB Parcel 3-011 – Intergovernmental Permit to AWWU for the purpose of water main vault.

HLB Parcel 3-027A – Complete transaction and dispose of property to Chugach Electric Association

HLB Parcel 3-042 – Potential disposal by ground lease to CEA for the purpose of a substation. Construction permit and trail easement for a Northeast Connector Trail to be considered for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

HLB Parcel 3-064 – Issue a Construction permit, and subsequent easement, for the purpose of ACS utility installation.

HLB Parcel 3-074 – Parcel to be used as a trade with the State of Alaska, Alaska Housing Finance Corporation (AHFC) for a portion of Block 102 of the Original Townsite Subdivision in downtown.

HLB Parcels 3-078A-D – HLBAC and Assembly have approved disposal to Contour RE, LLC and the transaction is expected to be completed in 2023.

HLB Parcels 3-078E – Continue to evaluate environmental contamination and ways that the site can be redeveloped by a private developer.

HLB Parcel 4-010, 4-011, 4-012 – Execute a use agreement with Anchorage Health Department for the continued use of the properties as a parking lot.

HLB Parcel 4-013 – Execute a lease with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

HLB Parcel 4-045 – Resolve trespass issue and withdrawal property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 5-010, 5-011, 5-012 – Application for peat removal has been submitted to the US Army Corps of Engineers. Complete permitting process and evaluate lease or sale of the sites.

HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4, BC-6 – Evaluate Chugach Electric Association easement request for portions of these parcels where existing transmission line is located.

HLB Parcel 6-003B – Continue to reserve for Turnagain Arm Community Council use.

*HLB Parcels 6-011, 6-016, 6-017** – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are guiding documents in next steps related to any action moving forward.

HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

*HLB Parcel 6-039** – Replat the parcel into residential lots for disposal.

HLB Parcel 6-043 – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.

HLB Parcels 6-053, 6-054, 6-055, 6-056 – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.

HLB Parcels 6-057B, 6-057C, 6-057E – HLBAC and Assembly have approved disposal to Geo Contracting, LLC and the transaction is expected to be completed in 2023.

*HLB Parcel 6-057F** – Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; and
2. Disposal with platting and improvements completed by MOA

HLB Parcels 6-074A, 6-074B – HLBAC has recommended a disposal by lease. It is anticipated that this lease will be executed in 2023.

*HLB Parcel 6-076** – Girdwood Community Land Trust has submitted an application requesting a short-term land use permit for site development work and a long-term ground lease request. More details on the development potential will be shared as it becomes available and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.

HLB Parcels 6-011, 6-251, 6-295, 6-296 – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.

HLB Parcel 6-039 – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

Portions of HLB Parcels 6-039, 6-058, 6-061, and 6-036 – Portions of these parcels may be needed for a utility easement.

**Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to evaluate feasibility all Girdwood properties for residential and commercial development. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.*

2023 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

2023 Potential Projects

HLB Parcel 3-080 – Staff will begin to evaluate parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2023 as they formulate a cemetery design.

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide

care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a Bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to the Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

2023 Land Management

Ongoing HLB land management activities will include, but are not limited to:

HLB Parcel 6-002 - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney's Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be

assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

HLB Parcel 1-008 – Ptarmigan Valley Trail Easement, approved but never executed (AO 96-01).

HLB Parcel 1-034 – May need to be surveyed prior to patent issuance and subsequent disposal.

HLB Parcel 1-069 – Small lot near Glenn Highway currently zoned PLI.

HLB Parcel 1-084 – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

HLB Parcel 4-001 – This lot is located along the slope of Christensen Drive, south of 2nd Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60's street project.

HLB Parcels 4-033A-D and 4-034 – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

HLB Parcel 4-045 – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

HLB Parcels 4-046 & 4-047 – Camp abatements will continue periodically in accordance with code and availability of shelter.

HLB Parcel 6-002 - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

HLB Parcels 6-010 and 6-036 – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

HLB Parcel 6-029 – A resolution to overnight parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

HLB Parcels (Multiple) – Encroachment issues may potentially be resolved through easements.

Plans, Studies & Surveys

Chugiak-Eagle River Cemetery – Members of the Chugiak and Eagle River community have begun to investigate potential properties that could support a cemetery site as documented in the *Chugiak-Eagle River Comprehensive Plan Update (2006, page 79)*. RED will work with the Chugiak-Eagle River community to complete a site selection study, with HLB as one of several possible land grantors to be considered.

Girdwood Area Plan Update – The Girdwood Area Plan (GAP) Committee has continued to work on its mission of “Guiding Girdwood land use: creating a framework for the future of Girdwood.” HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

An Inventory of Potentially Developable HLB Parcels in Girdwood – Per AR2023-40, as amended, the Anchorage Assembly directed HLB to evaluate feasibility of all 58 HLB properties in Girdwood for residential and commercial development. A geospatial analysis was completed by HLB staff which identified 11 potentially developable HLB parcels in Girdwood. The report was presented to the Enterprise and Utility Oversight Committee on April 20, 2023.

Chapter 4. Five Year Management Plan: 2024-2028

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

Potential Disposals, Exchanges & Transfers: 2024-2028

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose.

HLB Parcel 1-108 – Proposed competitive sale for disposal.

HLB Parcel 1-084 – Adjacent property owner has a long-standing encroachment, HLB will work with the property owner to resolve trespass issues while also proposing an access easement, at fair market value, to the landlocked parcel.

HLB Parcels 2-116 - 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.

HLB Parcels 2-128 through 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted *Potter Valley Land Use Analysis (AO 99-144)*. Any future actions on these parcels will be consistent with the *2010 Hillside District Plan*, *Potter Valley Land Use Analysis (1999)*, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

HLB Parcel 2-139 – Access needs to be established through a private parcel.

HLB Parcels 2-144A - D – All parcels remain PLI since previous rezone of 2-144C did not receive approval. Staff may consult with the Planning Department to assess a path forward for appropriate zoning for these parcels.

HLB Parcel 2-146 – Potter Valley Land Use Study recommends rezone to R6-SL, the site is currently zoned PLI. HLB Staff will pursue this entitlement action. Evaluation for Chugach State Park access through this parcel should be done in coordination with Rabbit Creek Community Council.

HLB Parcel 2-158 – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of legal access, with construction at a later date, to HLB parcel 2-152.

HLB Parcel 3-010 – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

HLB Parcel 4-013 – Disposal may be considered.

HLB Parcels 4-032, 4-033A-F & 4-034 –The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain

Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 1).



Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

HLB Parcel 4-046, 4-047 – Discussions anticipated to occur with any users of the site and other interested parties for development of the cultural aspects identified in the Former Native Hospital Site Master Plan. A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development consistent with the Former Native Hospital Site Master Plan.

HLB Parcels 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

Potential Acquisitions: 2024- 2028

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

Potential Projects: 2024-2028

Revolving HLB Fund – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

Chugach State Park Access – In order to improve access to Chugach State Park as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to Chugach State Park from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access (Figure 2).

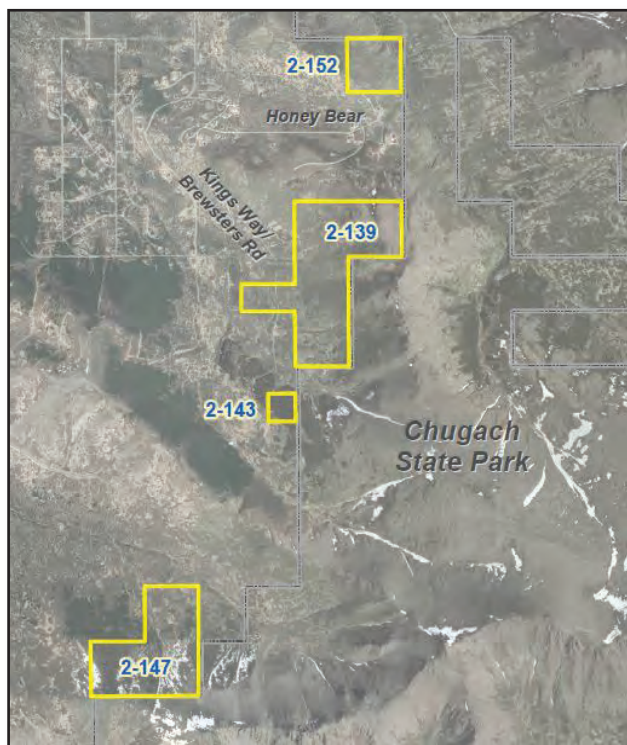
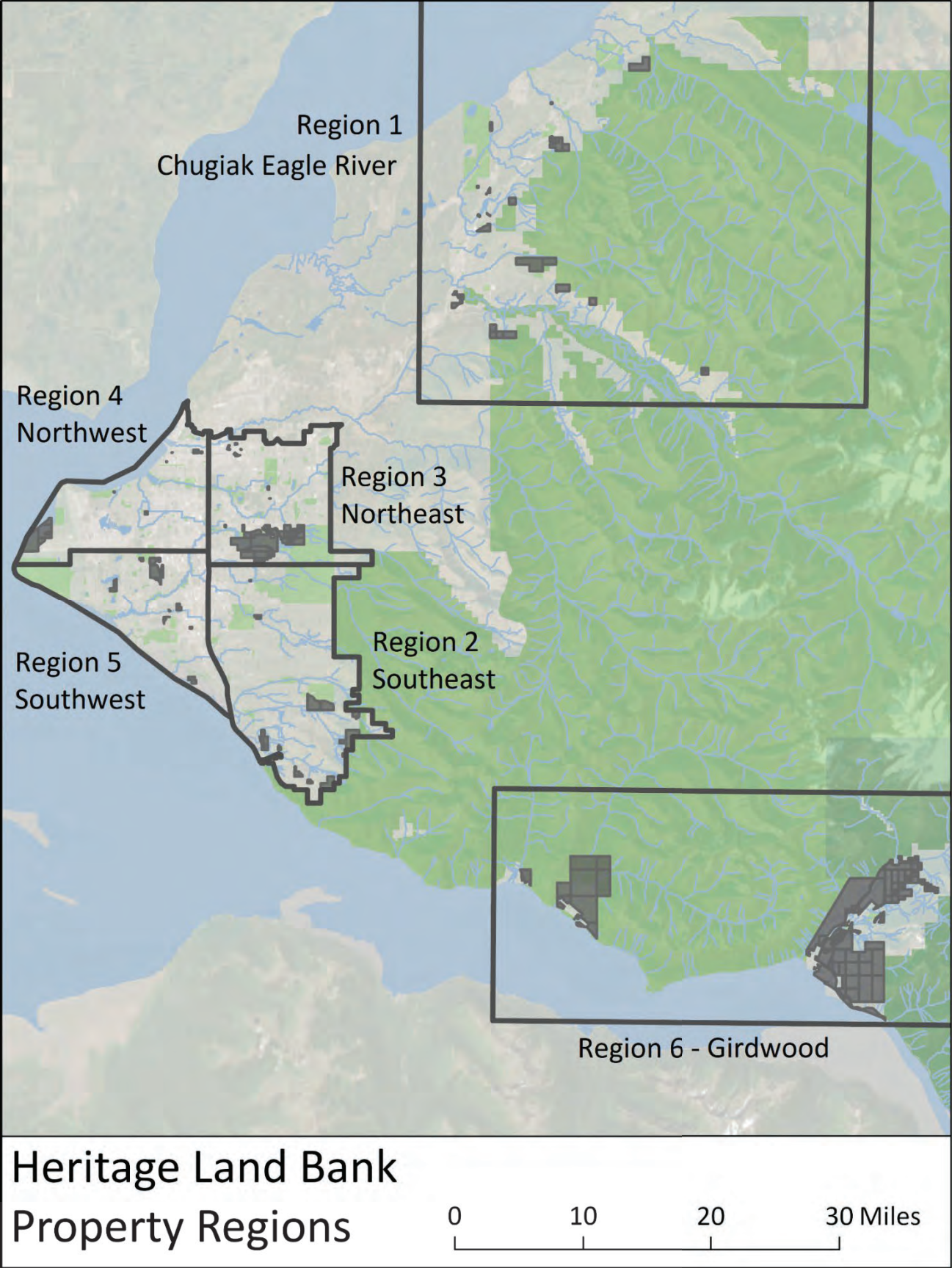


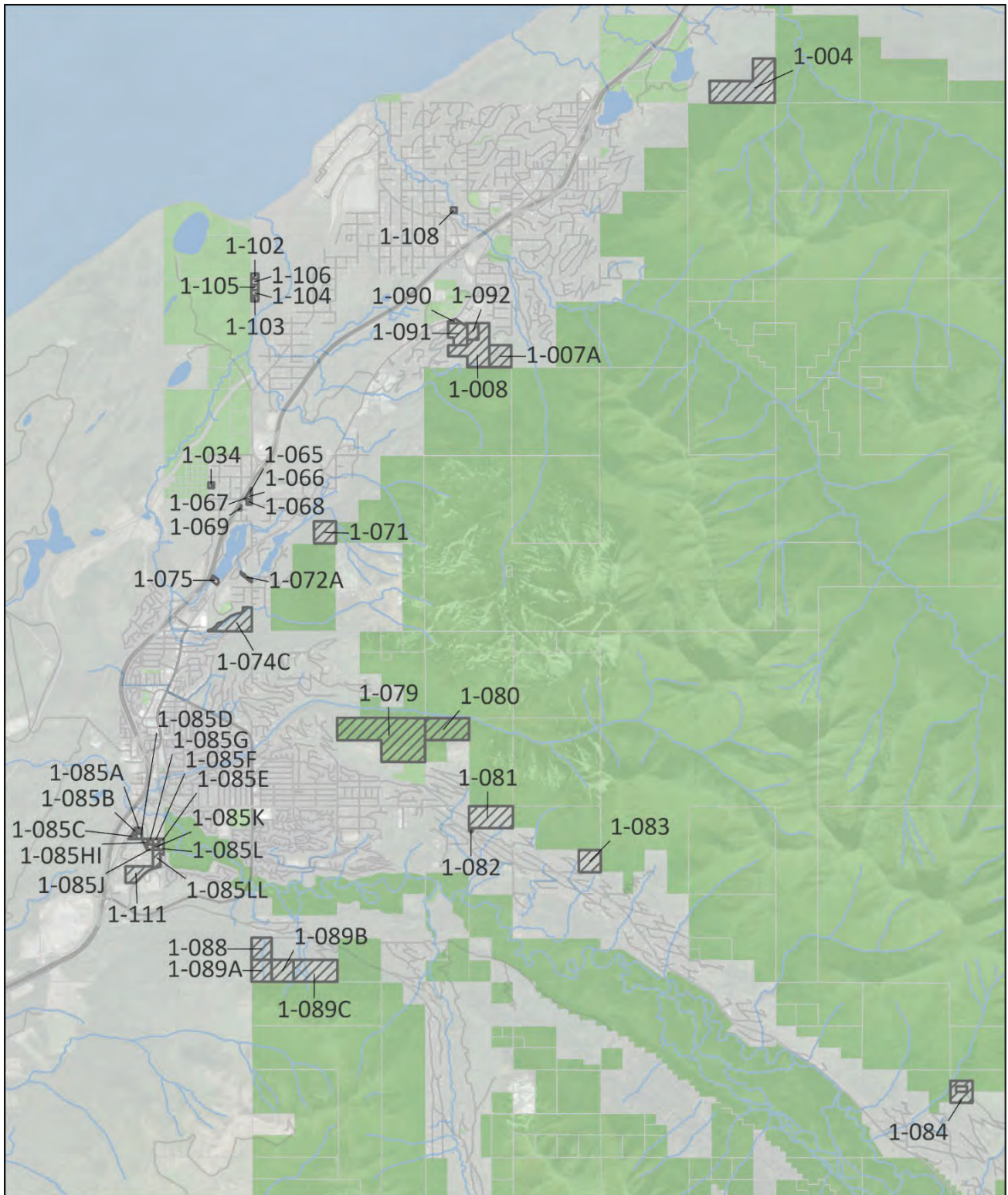
Figure2: HLB Parcels Adjacent to Chugach State Park

HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority
ADEC – Alaska Department of Environmental Conservation
AMC – Anchorage Municipal Code
ASD – Anchorage School District
AWWU – Anchorage Water & Wastewater Utility
BLM – U.S. Bureau of Land Management
CEA – Chugach Electric Association
DNR – Alaska Department of Natural Resources
DOD – U.S. Department of Defense
DOT&PF – Alaska Department of Transportation & Public Facilities
GAP – Girdwood Area Plan
GDIC – Geographic Data and Information Center
GIS – Geographic Information Systems
HLB – Heritage Land Bank
HLBAC – Heritage Land Bank Advisory Commission
INHT – Iditarod National Historic Trail
ML&P – Municipal Light & Power
MOA – Municipality of Anchorage
NALA – North Anchorage Land Agreement
OECD – Office of Economic & Community Development
PM&E – Project Management & Engineering
RED – Real Estate Department
RES – Real Estate Services
ROW – Right of Way
SOA – State of Alaska
TSAIA – Ted Stevens Anchorage International Airport
USACE – U.S. Army Corps of Engineers
USFS – U.S. Forest Service

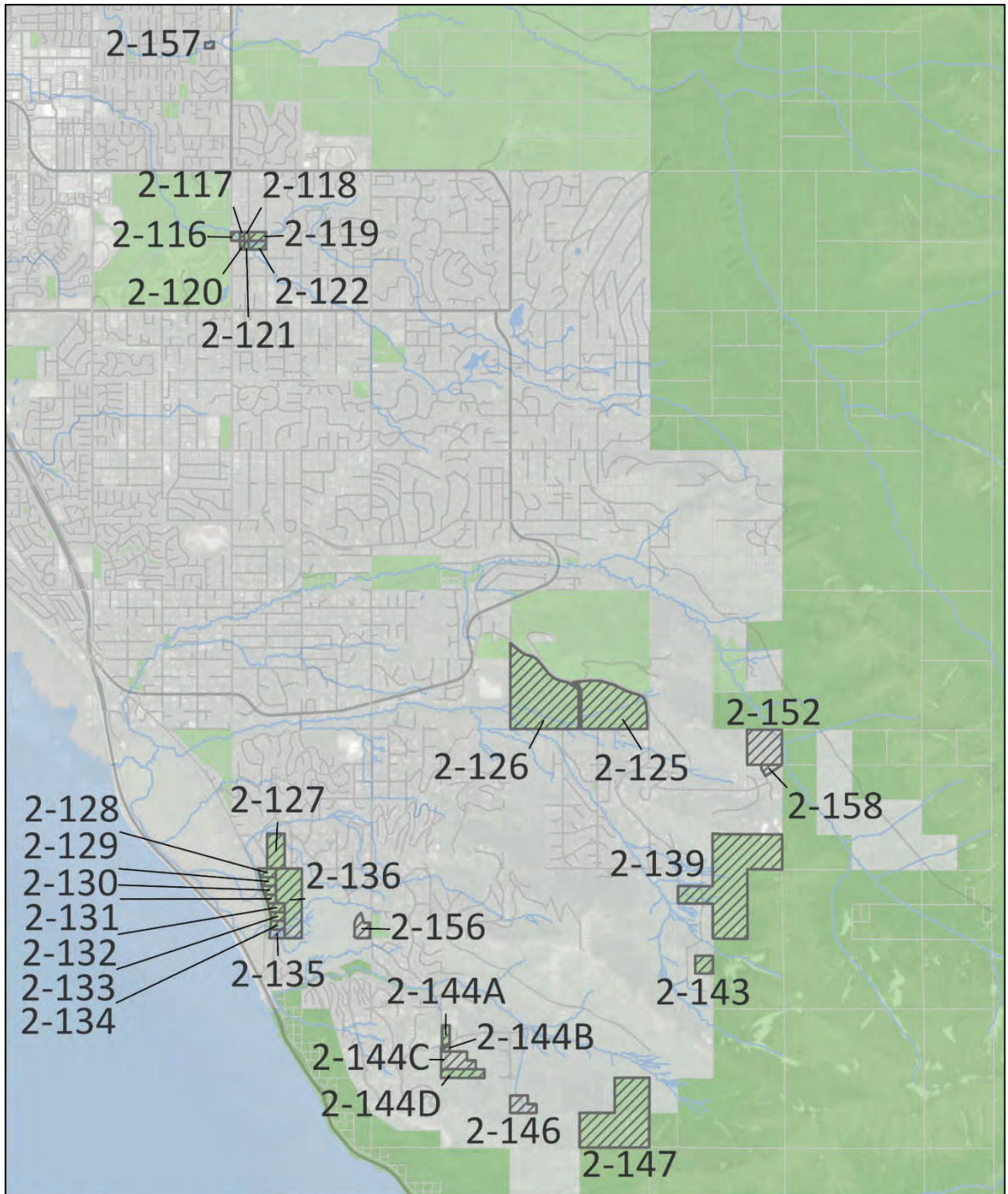




HLB Property Region 1

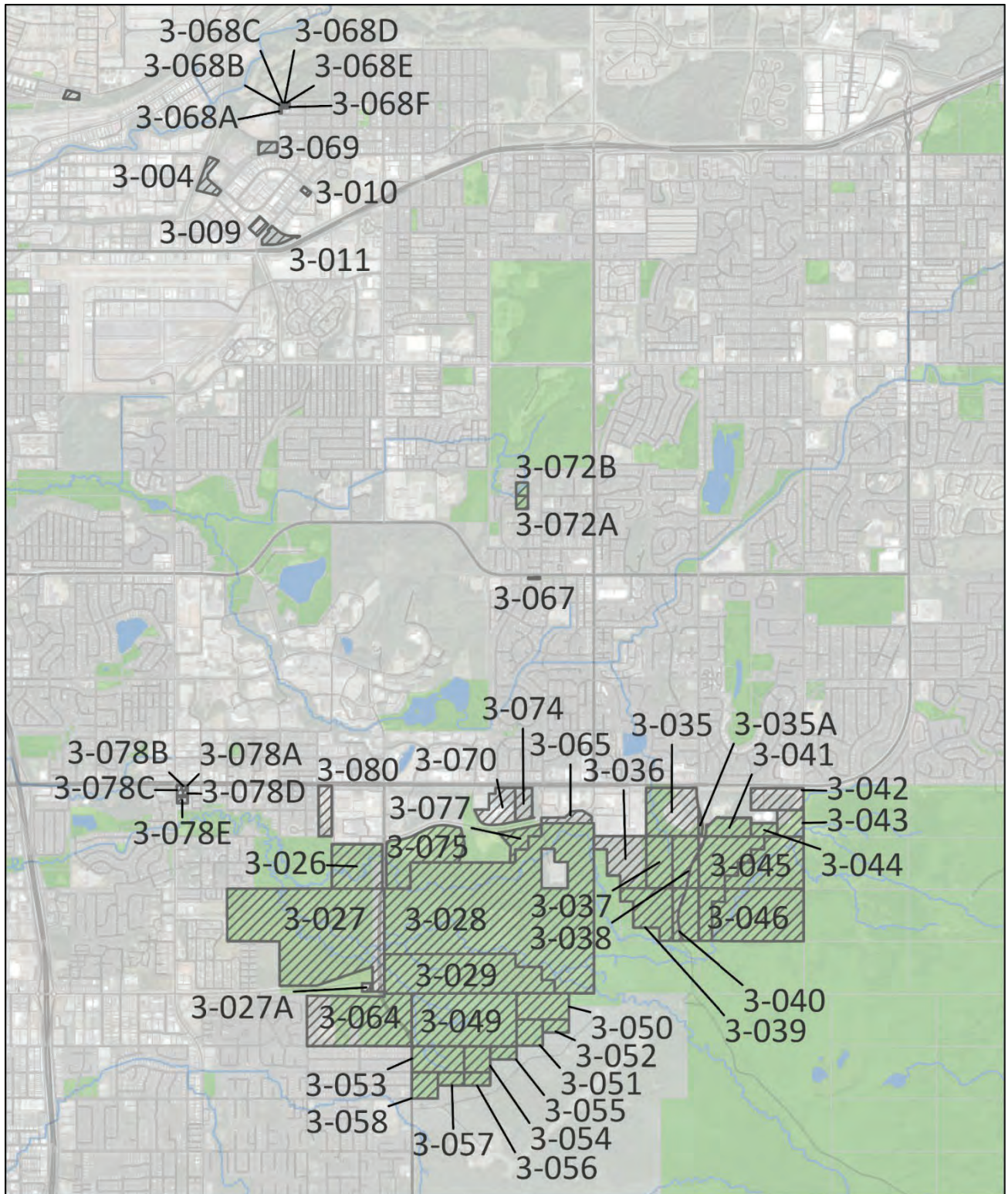
Chugiak Eagle River Parcels

0 2 4 6 Miles



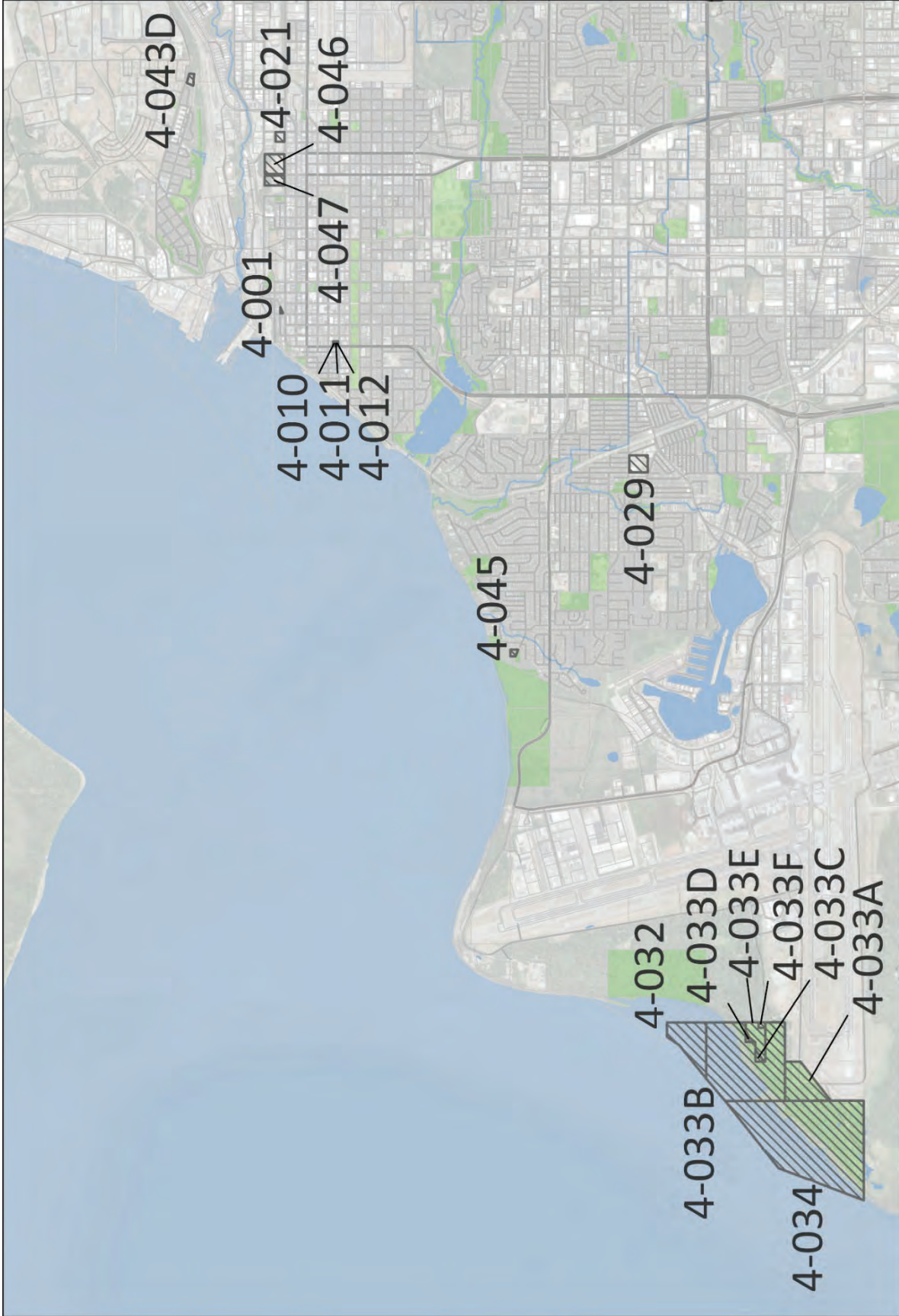
HLB Property Region 2 Southeast Parcels

0 2 4 Miles

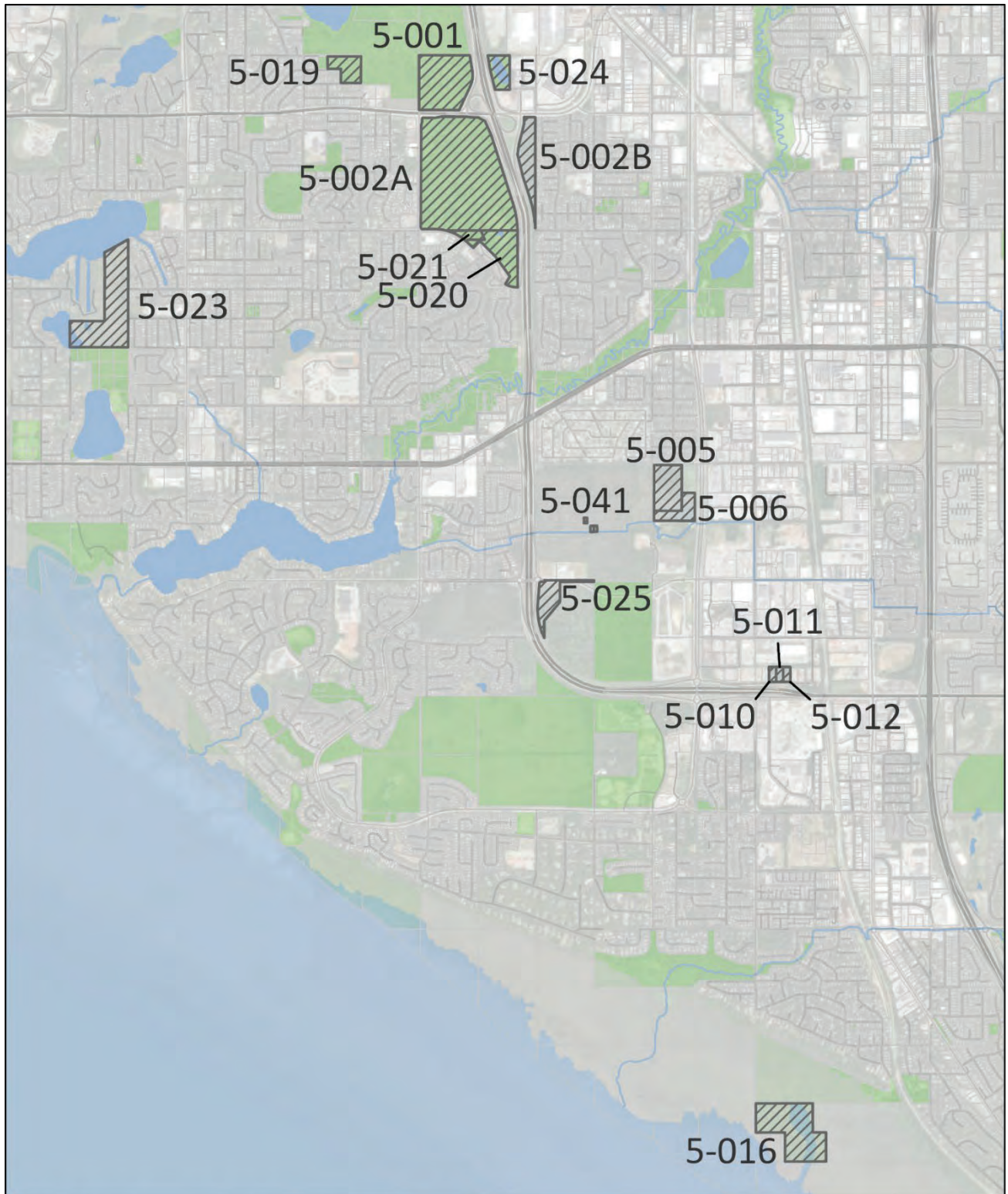


HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

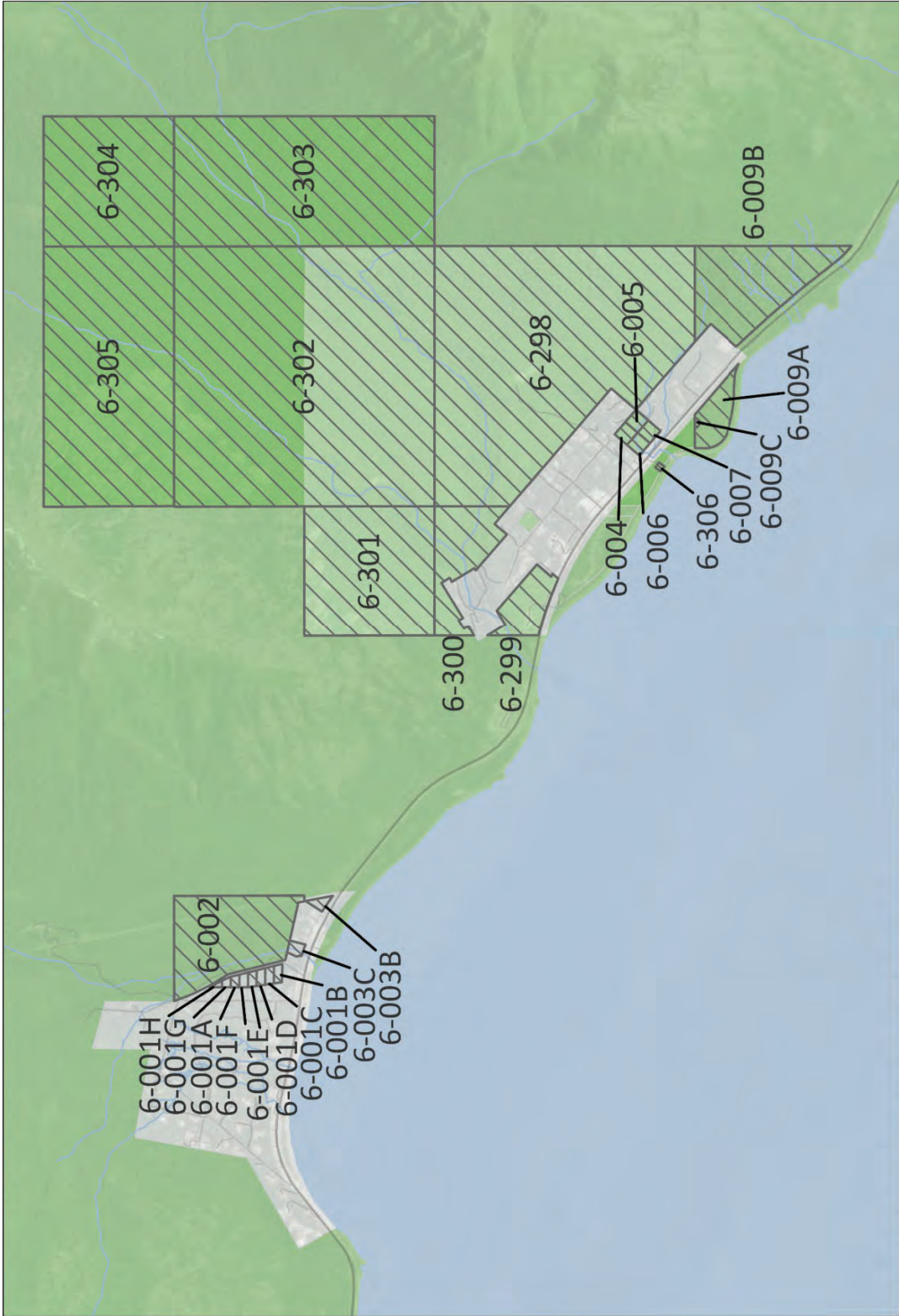


HLB Property Region 4 Northwest Parcels

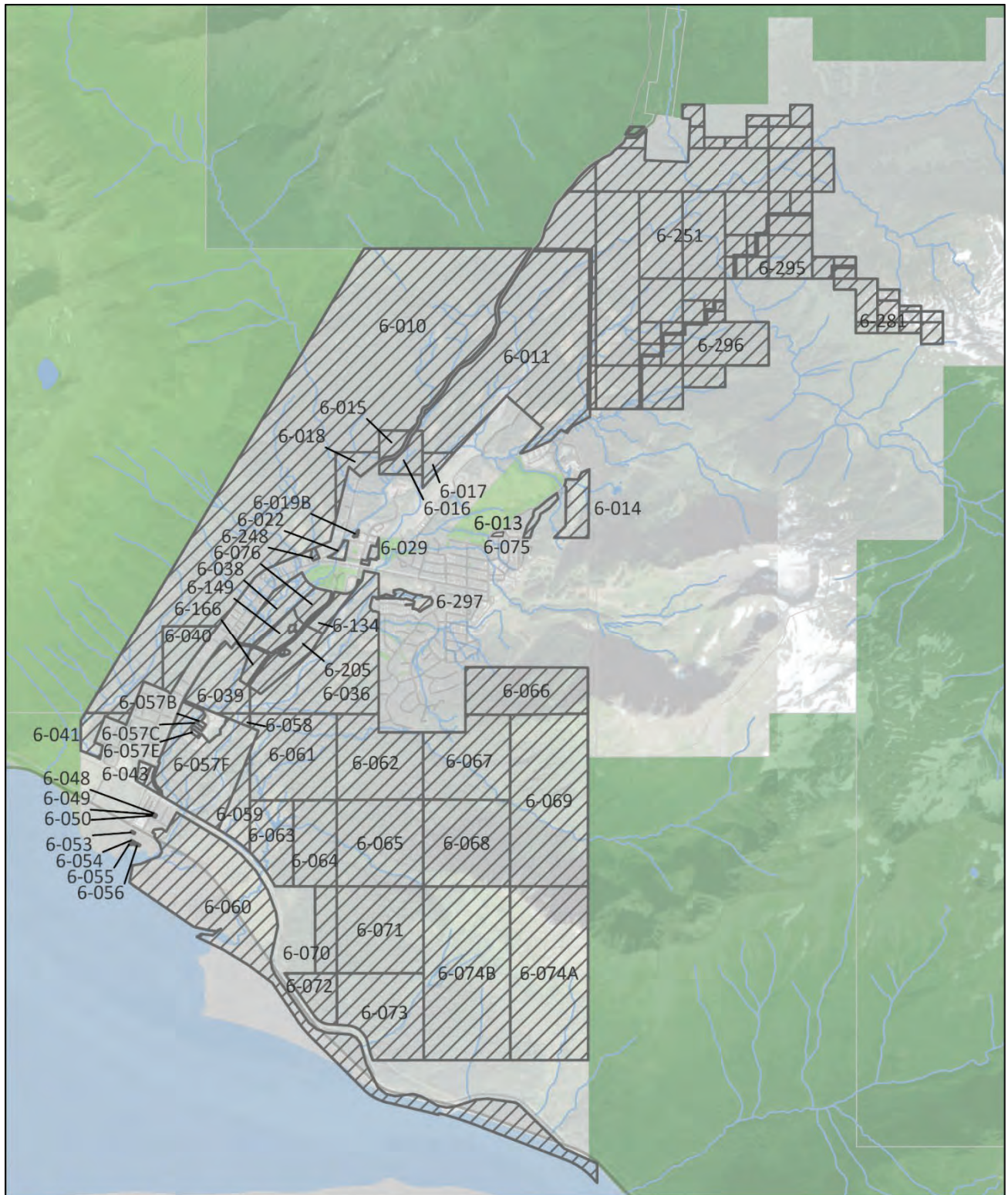


HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



HLB Property Region 6 Northwest Parcels



HLB Property Region 6 Girdwood Parcels

0 1 2 3 Miles



Municipality of Anchorage Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Director of Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/HLB>

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to

determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.

- b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
- c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process.
2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After

the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.

6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or

- b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
- c. A user fee attributed to the leasehold; or
- d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

- 1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
- 2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees

- 1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
- 2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
- 3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Appraised Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Intra-Governmental Authorization/Permit	\$500 or 10% of the assessed value, whichever is greater

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.



Municipality of Anchorage

Heritage Land Bank

Major Fund Activities by Year

1983:	1/83 Balance	\$62,172	1989:	1/89 Balance	\$2,594,701
	Revenue	2,630,922		Revenue	1,422,523
	Expenses	-901,551		Expenses	-683,699
	Op. Transfers	<u>795,170</u>		Op. Transfer	<u>- 40,000</u>
	12/83 Balance	\$2,586,713		12/89 Balance	\$3,293,525
1984:	1/84 Balance	\$2,586,713	1990:	1/90 Balance	\$3,293,525
	Revenue	3,566,449		Revenue	1,479,015
	Expenses	-2,602,775		Expenses	-1,080,059
	Op. Transfer	-13,267		Op. Transfer	<u>-67,550</u>
	Note Proceeds	<u>1,000,000</u>		12/90 Balance	\$3,624,931
	12/84 Balance	\$4,537,120			
1985:	1/85 Balance	\$4,537,120	1991:	1/91 Balance	\$3,624,931
	Revenue	2,587,762		Revenue	1,262,131
	Expenses	-2,545,766		Expenses	<u>-1,186,389</u>
	Op. Transfer.	<u>-270,146</u>		12/91 Balance	\$3,700,673
	12/85 Balance	\$4,308,970			
1986:	1/86 Balance	\$4,308,970	1992:	1/92 Balance	\$3,700,673
	Revenue	2,771,864		Revenue	1,736,002
	Expenses	-3,378,305		Expenses	<u>-1,470,189</u>
	Debt services	-583,928		12/92 Balance	\$3,966,486
	Op. Transf.	<u>-113,330</u>			
	12/86 Balance	\$3,005,271	1993:	1/93 Balance	\$3,966,486
1987:	1/87 Balance	\$3,005,271		Revenue	1,694,488
	Revenue	2,996,102		Expenses	<u>-3,254,525</u>
	Expenses	-631,297		12/93 Balance	\$2,406,449
	Op. Transfers	<u>-3,566,901</u>	1994:	1/94 Balance	\$2,406,449
	12/87 Balance	\$1,803,175		Revenue	2,219,763
1988:	1/88 Balance	\$1,803,175		Expenses	<u>-1,663,360</u>
	Revenue	1,451,700		12/94 Balance	\$2,962,852
	Expenses	<u>- 660,174</u>	1995:	1/95 Balance	\$2,962,852
	12/88 Balance	\$2,594,701		Revenue	2,347,834
				Expenses	<u>-1,764,292</u>
				12/95 Balance	\$3,546,394

1996:	1/96 Balance	\$3,546,394
	Revenue	1,742,078
	Expenses	<u>-1,150,073</u>
	12/96 Balance	\$4,138,399
1997:	1/97 Balance	\$4,138,399
	Revenue	782,382
	Expenses	<u>-1,692,036</u>
	12/97 Balance	\$3,228,745
1998:	1/98 Balance	\$3,228,745
	Revenue	2,075,660
	Expenses	<u>-1,086,888</u>
	12/98 Balance	\$4,217,517
1999:	1/99 Balance	\$4,217,517
	Revenue	1,607,489
	Expenses	<u>-1,639,613</u>
	12/99 Balance	\$4,185,393
2000:	1/00 Balance	\$4,185,393
	Revenue	728,502
	Expenses	<u>-1,679,370</u>
	12/00 Balance	\$3,234,525
2001:	1/01 Balance	\$3,234,525
	Revenue	1,004,831
	Expenses	<u>-1,314,938</u>
	12/01 Balance	\$2,924,418
2002:	1/02 Balance	\$2,939,753
	Revenue	1,769,255
	Expenses	<u>-783,522</u>
	12/02 Balance	\$3,925,486
2003:	1/03 Balance	\$3,925,486
	Revenue	2,452,397
	Expenses	<u>-396,242</u>
	12/03 Balance	\$5,981,641
2004:	1/04 Balance	\$5,981,641
	Revenue	2,084,506
	Expenses	<u>-3,776,373</u>
	12/04 Balance	\$4,289,774
2005:	1/05 Balance	\$4,289,774
	Revenue	1,152,290
	Expenses	<u>-2,470,664</u>
	12/05 Balance	\$2,971,400

2006:	1/06 Balance	\$2,971,400
	Revenue	2,082,353
	Expenses	<u>-2,788,709</u>
	12/06 Balance	\$2,265,044
2007:	1/07 Balance	\$2,265,044
	Revenue	1,137,911
	Expenses	<u>-1,872,697</u>
	12/07 Balance	\$1,530,258
2008:	1/08 Balance	\$1,530,258
	Revenue	1,457,051
	Expenses	-2,273,604
	Receivables	<u>808,000</u>
	12/08 Balance	\$1,521,705
2009:	1/09 Balance	\$ 713,705
	Revenue	1,329,658
	Expenses	-1,037,915
	Receivables	<u>808,000</u>
	12/09 Balance	\$1,005,448
2010:	1/10 Balance	\$1,005,448
	Revenue	2,173,273
	Expenses	-1,478,872
	Receivables	<u>619,368</u>
	12/10 Balance	\$1,699,849
2011:	1/11 Balance	\$1,699,849
	Revenue	2,093,850
	Expenses	<u>-2,659,502</u>
	12/11 Balance	\$1,134,197
2012:	1/12 Balance	\$1,134,197
	Revenue	966,265
	Expenses	<u>-1,215,467</u>
	12/12 Balance	\$ 884,995
2013:	1/13 Balance	\$884,995
	Revenue	7,556,534
	Expenses	-1,771,356
	Receivables	<u>1,615,000</u>
	12/13 Balance	\$6,670,173
2014:	1/14 Balance	\$6,670,173
	Revenue	949,376
	Expenses	-827,381
	Receivables	<u>1,530,000</u>
	12/14 Balance	\$6,792,168

2015 **1/15 Balance** **\$6,792,168**
Revenue 970,600
Expenses -1,434,725
Receivables 2,115,400
12/15 Balance \$6,328,043

2016 **1/16 Balance** **\$6,328,043**
Revenue 1,228,906
Expenses 2,168,689
Receivables 1,646,199
12/16 Balance \$5,388,261

2017 **1/17 Balance** **\$5,388,261**
Revenue 1,210,968
Expenses 1,206,972
Receivables 1,275,000
12/17 Balance \$5,392,257

2018 **1/18 Balance** **\$5,392,257**
Revenue 775,747
Expenses 1,004,147
Receivables 1,190,000
12/18 Balance \$5,163,857

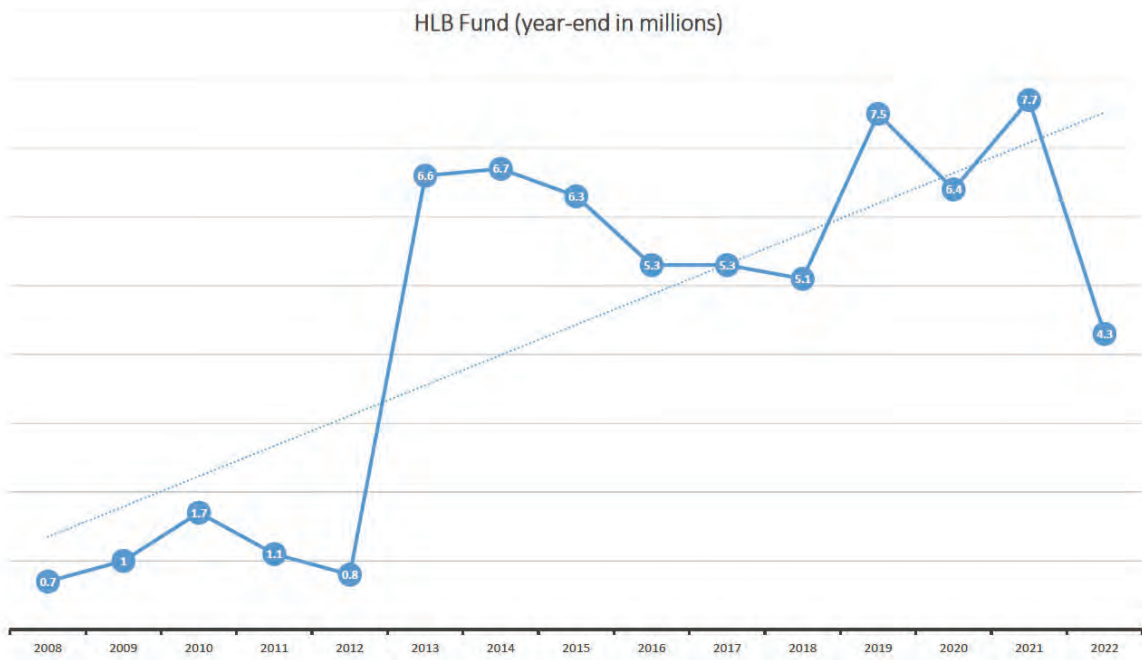
2019 **1/19 Balance** **\$5,163,857**
Revenue 2,427,234
Expenses 1,175,725
Receivables 1,105,000
10/19 Balance \$7,520,366

2020 **1/20 Balance** **\$5,338,725**
Revenue 4,677,392
Expenses 955,754
Receivables 1,297,909
12/20 Balance \$ 6,415,365

2021 **1/21 Balance** **\$6,254,161**
Revenue 3,813,856
Expenses 947,841
Receivables 1,294,346
12/21 Balance \$7,662,584

2022 **1/22 Balance** **\$3,388,146**
Revenue 1,034,930
Expenses 2,417,628
Receivables 1,294,346
12/22 Balance \$4,277,734*

**\$3,483,137 earmarked for specific items such as redevelopment of Tozier Track facilities.*



Conversion to SAP financial software in October 2017

Five year Projection to 2028 based on trends from 2008





Municipality of Anchorage

Heritage Land Bank

Leases and Permits List (as of March 2023)

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
73-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
87-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Ops/Chair 7	2028-02-28 sublease (2048-03-31 lease)
88-001	US Forest Service	6-043	Forest Service facility	2023-04-30
96-004	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Cell tower and equipment	2023-12-31
96-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2023-12-31
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2023-12-31
2008-06	ACS Easement	4-033A, 4- 033B, 4-034	non-exclusive utility easement	2028-04-29

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska Inc (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2023-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2023-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication Facility Lease	2032-01-31
2014-02	Backroads	6-011, 6-251	Hiking/tourism	2022-09-30
2014-07	Austin Adventures Inc.	6-011, 6-251	Hiking/tourism	2022-09-16
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	2025-05-31
2016-17	Tesoro Alaska Pipeline Co.	4-033(A-E) portions, 4-034 portions	Nikiski Pipeline	2031-01-29
2016-21	SMG One, LLC dba Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296	Heli-skiing	2023-06-30
2017-04	GEO Contracting, LLC	6-057B	Industrial	2047-03-31
2017-05	GEO Contracting, LLC	6-057C	Industrial	2047-03-31
2017-06	Glacier Creek Storage, LLC	6-057E	Storage	2047-03-31
2017-10	Alaska Railroad Corp.	6-060; 6-074-A; 6-074-B	Avalanche Mitigation	2023-12-31
2017-12	FAA	4-033A; 4-043	Runway Protection Zone	2021-09-30, holdover
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2022-10-01
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Access Permit	2023-08-31
2018-13	Alaska Guide Collective,	Girdwood	Recreation	2023-06-30

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
	LLC	Valley		
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2023-12-31
2021-01	Alaska Aquaponics	6-057F (portion)	Commercial Agriculture	2023-04-30
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2024-02-10
2021-08	AK Seeds of Change	4-046 (portion)	Urban farm and job training	2023-05-04
2021-18	Ridgetop Builders	6-057F (portion)	Wood Mill	2023-08-01
2021-19	Alaskan Sled Dog and Racing Association	3-080	Sled Dog Racing	2023-10-13
2022-01	Sundog Ski Guides LLC	Girdwood Valley	Backcountry Skiing	2023-06-30
2022-02	Girdwood Equipment Rental	6-057F (portion)	Storage	2024-05-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2024-02-10
2023-01	Ritual Bough	6-061, 6-062, 6-036, 6-067, 6-134, and the portion of 6-011 east of Glacier Creek	Ceremonies	2024-01-31
2023-02	Girdwood Community Land Trust	6-076	land and site planning, including land surveying	2024-04-06

HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2023-XX

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT
2023 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR
MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on April 25, 2023, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan (Draft Plan) was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on _____, 2023, the _____, 2022 HLBAC agenda for the public hearing on the Draft Plan was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on _____, 2023, the HLBAC held a public hearing on the Draft Plan; and

WHEREAS, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

THE HLBAC RESOLVES:

THE DRAFT 2023 HLB ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR MANAGEMENT PLAN IS APPROVED WITH ANY AND ALL APPROPRIATE AMENDMENTS FROM PUBLIC AND PRIVATE TESTIMONY DURING THE PUBLIC COMMENT PERIOD, AND A FINAL DRAFT PREPARED BY HLB STAFF FOR PRESENTATION TO THE MAYOR AND THE ASSEMBLY FOR APPROVAL.

PASSED and APPROVED on this, the _____ day of _____, 2023.

Approved:

Attest:

Brett Wilbanks, Chair
Heritage Land Bank Advisory Commission

Lance Wilber, Director
Office of Economic & Community Development

**Response to Public and Community Council Comments on the
DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan**

Reference No.	Chapter 1		
	Commenter	Comment	Response
	Chapter 2		
	Commenter	Comment	Response
	Chapter 3		
	Commenter	Comment	Response
	Chapter 4		
	Commenter	Comment	Response

HUDDLE FEE: GTP - Additional Services

	Hours		Expenses	Notes
	Holly			
	Principal	Support	Expenses	
	\$160.00	\$125.00		
Additional Tasks				Phase Subtotals
Document Updates				\$1,710.00
Document Updates	6	6		Any updates needed during PZC and/or Assembly process.
Planning and Zoning Commission Support				\$2,600.00
Application	4	8		Assumes Girdwood staff and Huddle collaborate on the application.
Coordination Meetings	2			
Planning and Zoning Commission Meeting & Prep	4			Attend the meeting
Assembly Support				\$640.00
Assembly meeting & prep	4			Attend the meeting
Total Hours	20	14	\$0.00	
Total Fee				\$4,950.00



RETURN TO: Director
Municipality of Anchorage
Parks and Recreation Department
632 W 6th Avenue, Suite 630
Anchorage, AK 99501

Anchorage Recording District

ALYESKA BASIN #6 BLK 23 PARK RESERVE
Tax ID # 075-181-44

INTRAGOVERNMENTAL USE PERMIT

The Municipality of Anchorage, acting by and through the Parks and Recreation Department, whose mailing address is 632 W 6th Avenue, Suite 630, Anchorage, AK 99501. The Parks and Recreation Department, hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Boulevard, Anchorage, AK 99503, hereinafter called the PERMITTEE, and to its successors, assigns, licensees, and permittees, an intragovernmental use permit for the construction, operation, maintenance, and repair of a combined water booster and pressure reducing valve (PRV) substation with water main together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person or entity, through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A and more particularly described as follows:

PORTIONS WITHIN THE PARK RESERVE OF BLOCK 23, ALYESKA BASIN SUBDIVISION, UNIT VI (PLAT 74-41); See attached Exhibits **A and B.**

and that only such rights in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, and repair of said utilities and appurtenances, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights hereby permitted; provided that PERMITTEE shall have the right to enter upon said property for the purposes herein described; provided that such work shall be accomplished in such a manner that the PERMITTER'S improvements existing in said permit area shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, PERMITTEE shall replace or restore such improvements in as good a condition as they were immediately before the property was entered upon by PERMITTEE; and, provided that PERMITTER shall not construct any permanent structures within the permit area without written permission of PERMITTEE, its successors, or assigns.

PERMITTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law which are now in effect or may later be adopted by any governmental authority, as well as any administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality, applicable to the PERMITTEE, to the Permit Area, and PERMITTEE'S use thereof. PERMITTEE agrees to indemnify and hold the PERMITTER harmless from and against any and all claims arising, directly or indirectly, from PERMITTEE'S use and related conduct in or about the Permit Area.

It is agreed that this Intragovernmental Use Permit shall be converted to a Water Easement in perpetuity, conveying the aforementioned rights to the Municipality of Anchorage, if said property is conveyed to an owner other than the Municipality of Anchorage.

Accompanying this permit is **Exhibit C** describing the building and landscaping to mitigate the visual impact associated with this permit.

PERMITTER: **MUNICIPALITY OF ANCHORAGE**

By: Kent Kohlase
Its: **Acting** Municipal Manager

Date:

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Kent Kohlase, **Acting** Municipal Manager of the Municipality of Anchorage.

Notary Public for the State of Alaska
My Commission Expires: _____

CONCURRENCE: **PARKS AND RECREATION DEPARTMENT**

By: Michael Braniff
Its: Director

Date:

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that Anchorage Water and Wastewater Utility, Permittee herein, hereby accepts for public purposes the real property, or interests therein, described in this instrument and consents to the recordation thereof.

PERMITTEE: **ANCHORAGE WATER AND WASTEWATER UTILITY**

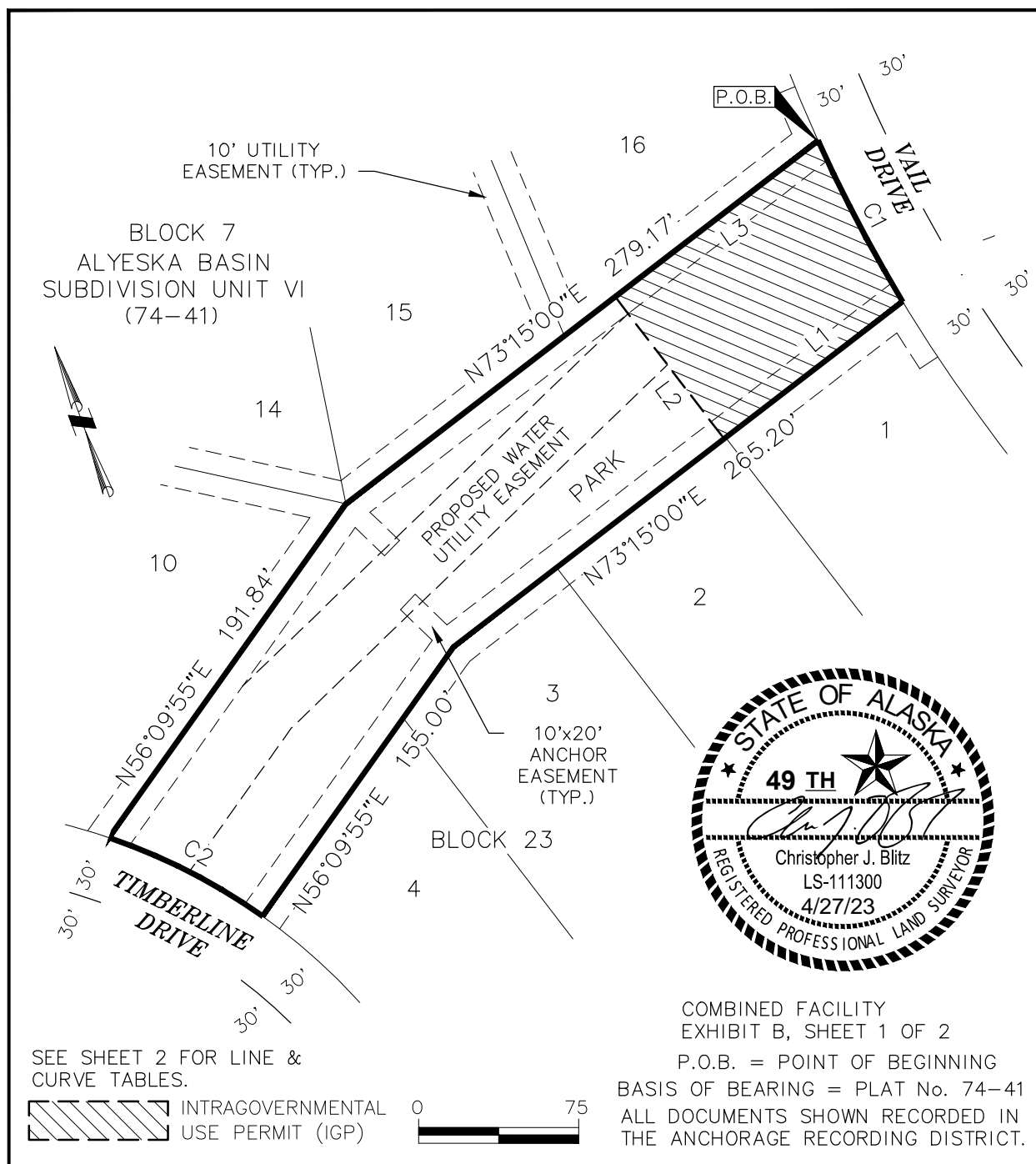
By: Mark A. Corsentino, P.E.
Its: General Manager

Date:

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 20XX, by Mark A. Corsentino, General Manager of the Anchorage Water and Wastewater Utility.

Notary Public for the State of Alaska
My Commission Expires: _____



CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM
IMPROVEMENTS PROJECT**
Project ID: WW00171

OWNER'S INITIALS: _____

EXISTING PARCEL AREA: ± 36,469 S.F.
EASEMENT ACQUISITION TYPE: IGP
EASEMENT ACQUISITION AREA: ± 9,383 S.F.

PAGE ____ OF ____ DATED _____

SCALE: 1" = 75'
GRID: N/A

DATE: 4/27/2023
FIGURE No. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'

LINE DATA		
LINE	LENGTH	BEARING
L1	105.48'	S73°15'00"W
L2	83.86'	N16°45'00"W
L3	120.00'	N73°15'00"E



COMBINED FACILITY
EXHIBIT B, SHEET 2 OF 2
BASIS OF BEARING = PLAT No. 74-41
ALL DOCUMENTS SHOWN RECORDED IN
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM
IMPROVEMENTS PROJECT**
Project ID. WW00171

OWNER'S INITIALS: _____

EXISTING PARCEL AREA: ± 36,469 S.F.
EASEMENT ACQUISITION TYPE: IGP
EASEMENT ACQUISITION AREA: ± 9,383 S.F.

PAGE ____ OF ____ DATED _____

SCALE: 1" = 75'
GRID: N/A
DATE: 4/27/2023
FIGURE No. 1

EXHIBIT A
Legal Description
(AWWU Project WW00171)

Intragovernmental Use Permit
Combined Facility

An Intragovernmental Use Permit for a Combined Facility located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Beginning from the TRUE POINT OF BEGINNING at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive, concave to the east, having a radius of 720.43 feet, thence southeasterly on said curve to the left for an arc distance of 85.16 feet through a central angle of $6^{\circ}46'21''$, having a chord bearing $S6^{\circ}55'30''E$ and a chord distance of 85.11 feet, thence $S73^{\circ}15'00''W$ on the southerly lot line of said Park Parcel a distance of 105.48 feet, thence departing said lot line $N16^{\circ}45'00''W$ a distance of 83.86 feet to a point on the northerly lot line of said Park Parcel, thence $N73^{\circ}15'00''E$ on said lot line a distance of 120.00 feet to the northeasterly corner of said Park Parcel and to the true POINT OF BEGINNING, containing 9,383 square feet more or less as shown on Exhibit B.

This Intergovernmental Use Permit is subject to two existing 10-foot-wide Utility Easements as shown on Plat 74-41.

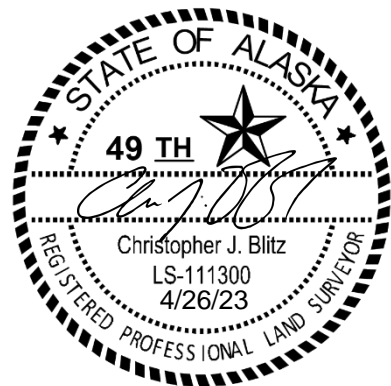


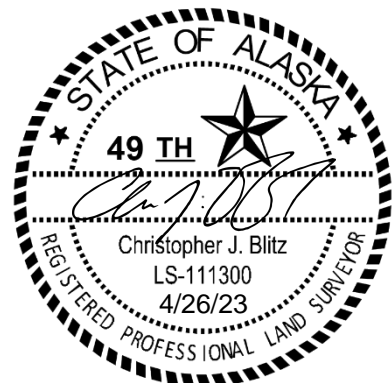
EXHIBIT A
Legal Description
(AWWU Project WW00171)

Intragovernmental Use Permit
Water Utility Easement

An Intragovernmental Use Permit for a Water Utility Easement located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Commencing from the POINT OF COMMENCEMENT at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive; thence $S73^{\circ}15'00''W$ on a northerly lot line of said Park Parcel a distance of 120.00 feet; thence departing said lot line $S16^{\circ}45'00''E$ on the west line of a proposed Intragovernmental Use Permit for a Combined Facility, a distance of 10.00 feet to a point on the southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 and the TRUE POINT OF BEGINNING; thence continuing $S16^{\circ}45'00''E$ on the west line of said Intragovernmental Use Permit a distance of 30.19 feet; thence $S66^{\circ}47'11''W$ a distance of 245.15 feet; thence $S56^{\circ}09'55''E$ a distance of 82.43 feet to a point on a non-tangent curve defining the westerly boundary of said Park Parcel and the easterly Right-of-Way line of Timberline Drive, being concave to the southwest and having a radius of 280.00 feet; thence northwesterly on said curve to the left for an arc distance of 30.61 feet through a central angle of $6^{\circ}15'51''$, having a chord bearing $N45^{\circ}10'49''W$ and a chord distance of 30.60 feet; thence departing said curve $N56^{\circ}09'55''E$ on a southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 a distance 91.24 feet; thence departing said easement line $N66^{\circ}47'11''E$ a distance of 251.33 feet to a point on the southerly line of said 10-foot-wide Utility Easement and to the TRUE POINT OF BEGINNING, containing 10,044 square feet more or less as shown on Exhibit B.

This Intragovernmental Use Permit is subject to two existing 10-foot by 20-foot anchor easements per Plat 74-41.





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'
C3	30.61'	280.00'	6°15'51"	N45°10'49"W	30.60'

LINE DATA		
LINE	LENGTH	BEARING
L1	120.00'	S73°15'00"W
L2	10.00'	S16°45'00"E
L3	30.19'	S16°45'00"E
L4	245.15'	S66°47'11"W
L5	82.43'	S56°09'55"W
L6	91.24'	N56°09'55"E
L7	251.33'	N66°47'11"E



WATER UTILITY EASEMENT
EXHIBIT B, SHEET 2 OF 2
BASIS OF BEARING = PLAT No. 74-41
ALL DOCUMENTS SHOWN RECORDED IN
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM
IMPROVEMENTS PROJECT**
Project ID. WW00171

OWNER'S INITIALS: _____

EXISTING PARCEL AREA: ± 36,469 S.F.
EASEMENT ACQUISITION TYPE: IGP
EASEMENT ACQUISITION AREA: ± 10,044 S.F.

PAGE ___ OF ___ DATED _____

SCALE: N/A DATE: 4/27/2023
GRID: N/A FIGURE No. 1

Engine 41 Replacement: How to pay for it

Expense:

Base Price: \$1,001,531.00

15% Contingency for additional equipment and change orders: \$150,000.00

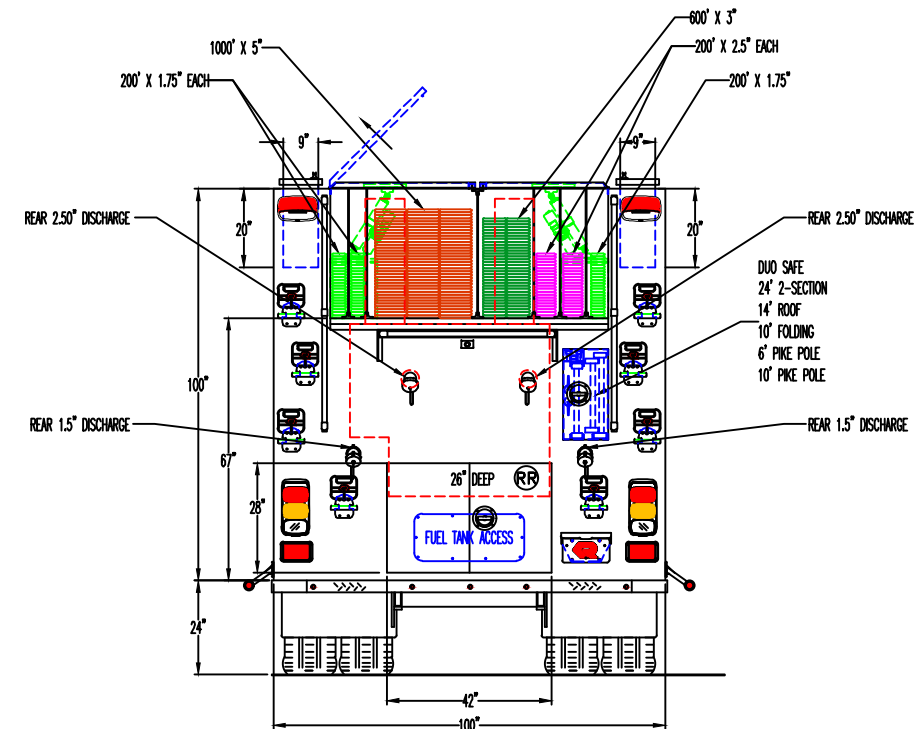
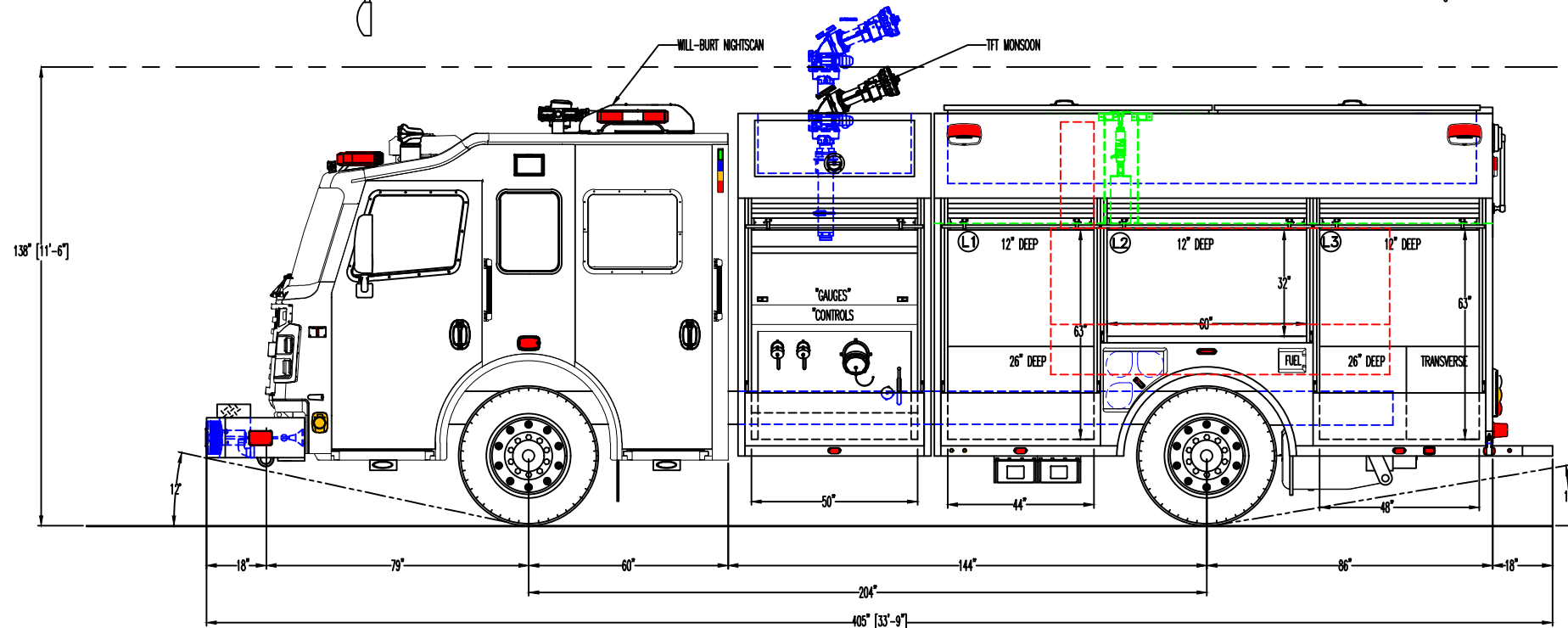
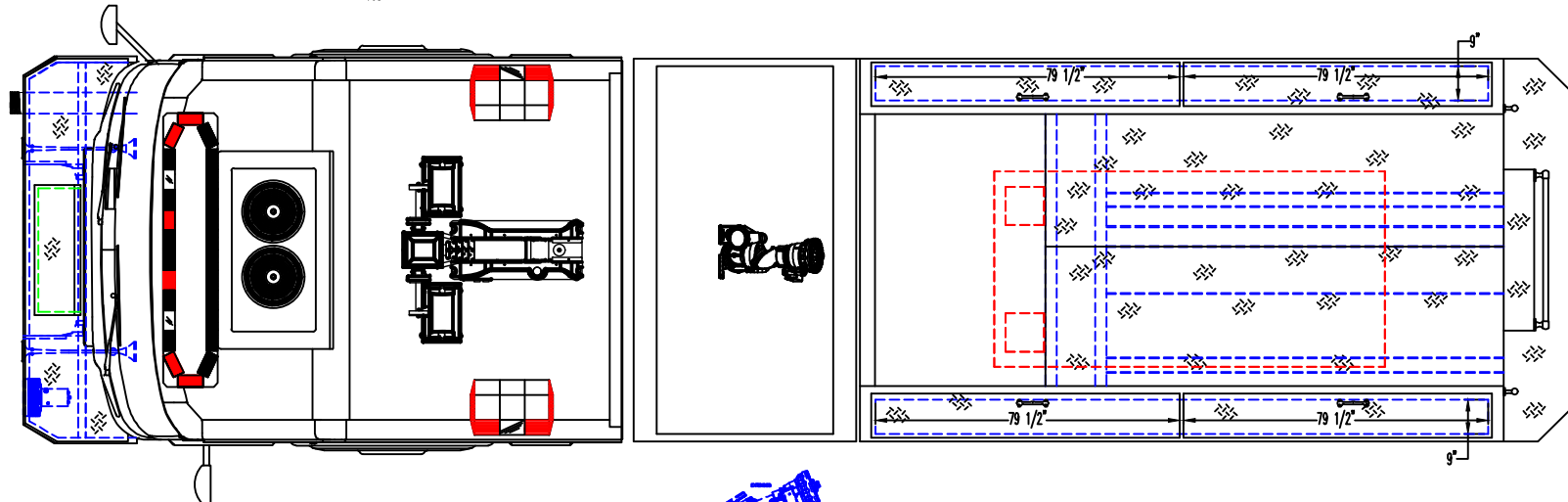
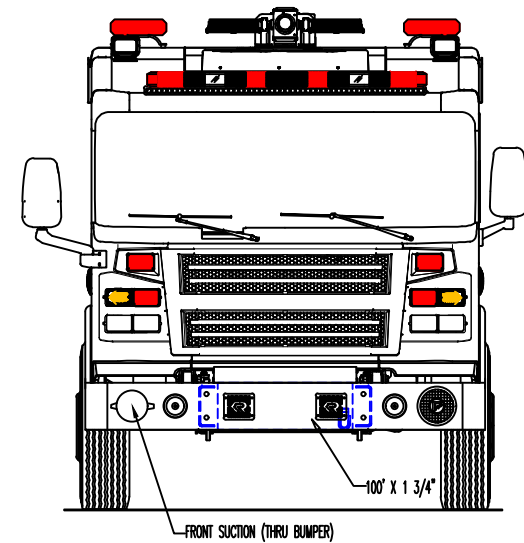
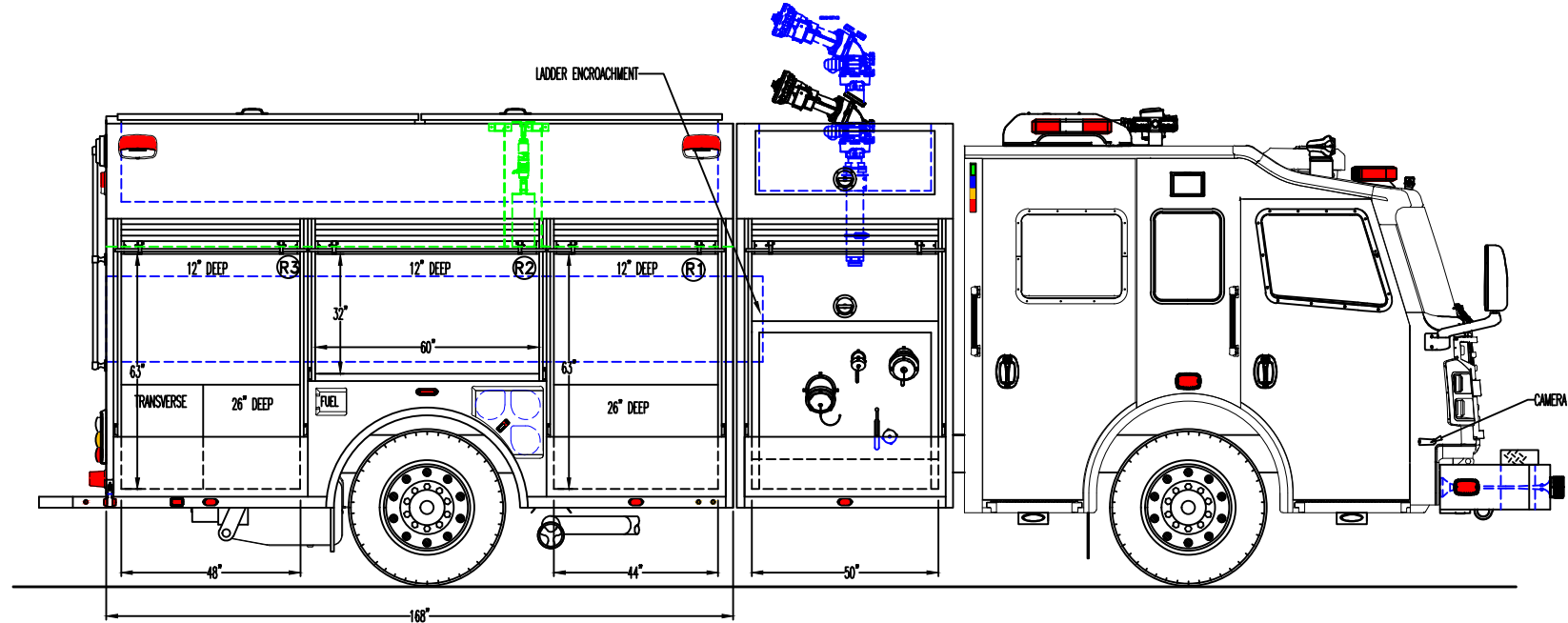
Total price: \$1,151,531.00

Financing:

- GFD Capital Account Reserve: \$422,273.70 + \$74,121.00 (still to be appropriated from 2023 operating budget to capital) = \$496,394.70
- Down Payment out of Capital: \$351,531.00, 30% down
- Finance \$800,000.00 at 5.5% Annual Interest Rate over 10 years = \$26,135.45 quarterly payments for a total of \$104,541.80 annually. 40 total payments until April 2033 unless paid off early.
- If financed for 10 years, GVSA will pay \$245,417.84 in interest.
- No prepayment penalty if paid off early.

Notes

- Capital Budget: \$144,863.70 remains in Capital. This leaves a base of funding for future smaller capital needs and regrowth through annual contributions from operating.
- Operating budget: Currently in the operating budget we have \$80k budgeted for loan payments. That budget line will need to be increased by \$24,541.80 to \$104,541.80 starting in FY2024 operating budget to cover the quarterly payments for the next 10 years.
- The 5.50% rate is for informational purposes and could change before the rate gets locked in.
- Accompanying is the “preliminary amortization” schedule for reference.



- NOTES:
1. OVERALL HEIGHT IS IN LOADED CONDITION. UNLOADED HEIGHTS MAY BE 4" ABOVE HEIGHTS SHOWN.
 2. DO NOT SCALE DRAWING.
 3. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO ENGINEERING CHANGES.
 4. DRAWING MAY OR MAY NOT SHOW ALL ITEMS AS DESCRIBED IN THE WRITTEN DETAIL SPECIFICATIONS.
 5. INCLUSION OF AN ITEM ON THE DRAWING DOES NOT CONSTITUTE INCLUSION OF THAT ITEM WITH THE FINAL DELIVERED UNIT.

REVISED: — DATE: —
REVISED: ATG DATE: 09-07-2022 (R-03)
REVISED: ATG DATE: 08-08-2022 (R-02)
DRAWN: ATG DATE: 07-11-2022 (P7277-13)

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS
THE SOLE PROPERTY OF ROSENBAUER. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT
THE WRITTEN PERMISSION OF ROSENBAUER IS
PROHIBITED.

APPROVED BY:

MAXIMUM HEIGHT	N/A
MAXIMUM LENGTH	N/A
BODY WIDTH	100"

EZ-TRACK 4X4	
CHASSIS:	ROSENBAUER R6011 4X4
PUMP:	WATEROUS CXVC20 1500 GPM
TANK:	POLY 750/30(FOAM)
TYPE:	PUMPER
AERIAL:	N/A

=PROPOSED=
ANCHORAGE, AK



ROSENBAUER EXT		
JOB NUMBER	DRAWING NUMBER	REV
—	P8538	03

Girdwood Fire Department - Engine/Pumper - Preliminary Amortization

Loan Information

Loan Amount	800,000.00
Annual Interest Rate	5.50%
Term of Loan in Years	10
First Payment Date	7/1/2023
Payment Frequency	Quarterly
Compound Period	Quarterly
Payment Type	End of Period
Rounding	On

Summary

Rate (per period)	1.375%
Total Payments	1,045,417.84
Total Interest	245,417.84

Quarterly Payment

26,135.45

Amortization Schedule

No.	Due Date	Payment Due	Additional Payment	Interest	Principal	Balance
						800,000.00
1	7/1/23	26,135.45		11,000.00	15,135.45	784,864.55
2	10/1/23	26,135.45		10,791.89	15,343.56	769,520.99
3	1/1/24	26,135.45		10,580.91	15,554.54	753,966.45
4	4/1/24	26,135.45		10,367.04	15,768.41	738,198.04
5	7/1/24	26,135.45		10,150.22	15,985.23	722,212.81
6	10/1/24	26,135.45		9,930.43	16,205.02	706,007.79
7	1/1/25	26,135.45		9,707.61	16,427.84	689,579.95
8	4/1/25	26,135.45		9,481.72	16,653.73	672,926.22
9	7/1/25	26,135.45		9,252.74	16,882.71	656,043.51
10	10/1/25	26,135.45		9,020.60	17,114.85	638,928.66
11	1/1/26	26,135.45		8,785.27	17,350.18	621,578.48
12	4/1/26	26,135.45		8,546.70	17,588.75	603,989.73
13	7/1/26	26,135.45		8,304.86	17,830.59	586,159.14
14	10/1/26	26,135.45		8,059.69	18,075.76	568,083.38
15	1/1/27	26,135.45		7,811.15	18,324.30	549,759.08
16	4/1/27	26,135.45		7,559.19	18,576.26	531,182.82
17	7/1/27	26,135.45		7,303.76	18,831.69	512,351.13
18	10/1/27	26,135.45		7,044.83	19,090.62	493,260.51
19	1/1/28	26,135.45		6,782.33	19,353.12	473,907.39
20	4/1/28	26,135.45		6,516.23	19,619.22	454,288.17
21	7/1/28	26,135.45		6,246.46	19,888.99	434,399.18
22	10/1/28	26,135.45		5,972.99	20,162.46	414,236.72
23	1/1/29	26,135.45		5,695.75	20,439.70	393,797.02
24	4/1/29	26,135.45		5,414.71	20,720.74	373,076.28
25	7/1/29	26,135.45		5,129.80	21,005.65	352,070.63
26	10/1/29	26,135.45		4,840.97	21,294.48	330,776.15
27	1/1/30	26,135.45		4,548.17	21,587.28	309,188.87
28	4/1/30	26,135.45		4,251.35	21,884.10	287,304.77
29	7/1/30	26,135.45		3,950.44	22,185.01	265,119.76
30	10/1/30	26,135.45		3,645.40	22,490.05	242,629.71
31	1/1/31	26,135.45		3,336.16	22,799.29	219,830.42
32	4/1/31	26,135.45		3,022.67	23,112.78	196,717.64
33	7/1/31	26,135.45		2,704.87	23,430.58	173,287.06
34	10/1/31	26,135.45		2,382.70	23,752.75	149,534.31
35	1/1/32	26,135.45		2,056.10	24,079.35	125,454.96
36	4/1/32	26,135.45		1,725.01	24,410.44	101,044.52
37	7/1/32	26,135.45		1,389.36	24,746.09	76,298.43
38	10/1/32	26,135.45		1,049.10	25,086.35	51,212.08
39	1/1/33	26,135.45		704.17	25,431.28	25,780.80
40	4/1/33	26,135.29		354.49	25,780.80	0.00
Total		1,045,417.84		245,417.84	800,000.00	

ADA-09547 Proposal to Lease State Airport Land at Girdwood Airport

The Alaska Department of Transportation & Public Facilities proposes to lease approximately eleven acres (ADA-09547), at Girdwood Airport for 55 years. Applicant: Glacier Valley Lodge, LLC. Annual rent: \$48,830.76. Authorized uses: Mixed Aeronautical and Non-aeronautical - up to 150 short term lodging units, private aircraft storage, fueling, and maintenance. Ancillary facilities for a winter/summer sports center, fly out base, meeting space, and food and beverage service along with ten 600 square foot residences for employees in the upper two floors of the Ancillary facility.

Competing applications or written comments must be received by 4:30 p.m., June 5, 2023, after which the Department will determine whether or not to execute the lease. The Department's decision will be sent only to persons who submit written comment or objection or a competing application to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Britton Goldberg, (907) 269-0731, or Vickie Swain, (907) 269-0745, Aviation Leasing, Central Region, PO Box 196900, Anchorage, Alaska 99519-6900. Anyone needing hearing impaired accommodation may call TDD (907) 269-0473.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all applications or comments.

Attachments, History, Details

Attachments

[ADA-09547 ALP.pdf](#)

Revision History

Created 5/5/2023 8:30:47 AM by baleslie
Modified 5/5/2023 8:33:03 AM by baleslie

Details

Department:	Transportation and Public Facilities
Category:	Public Notices
Sub-Category:	Airport Leasing
Location(s):	Central Region
Project/Regulation #:	
Publish Date:	5/5/2023
Archive Date:	6/6/2023
Events/Deadlines:	Applications or written comments due: 6/5/2023 4:30pm

DOT upcoming grant opportunities for community projects

FHWA PROTECT discretionary program funds which address resiliency for surface transportation

<https://www.fhwa.dot.gov/environment/protect/discretionary/>

DOT's Resiliency and Coastal Protection Program (RCPP) that will use some of DOT's Formula Funds for similar community projects that will come out sometime this summer.

<https://dot.alaska.gov/stwdplng/cip/stip/projects/RCPP.shtml>

**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: May 15, 2023

TO: Girdwood Board of Supervisors

FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation

SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

Welcome to our summer parks caretaker staff members, Luke and John and to our new campground hosts, Kira and Jared. All them them will be getting settled and will be with us through mid-September.

Projects: spring carpet cleaning accomplished, as well as annual window cleaning. As the snow melts we are adding a dumpster near the ballfield and placing the summer rent-a-cans for campground and park users. If you see anything that needs attention, please contact Margaret: 907-343-8373 or tylerms@muni.org.

Parks

GTC, Friends of Girdwood Trails and Parks and Rec encourage all trail users to be gentle to our trails in the early season. If your tracks are digging into the trail and you're getting muddy, you may be causing lasting damage to the trail tread. Please be patient, it doesn't take long for the ground to thaw and the turf to become more stable.

Memorial bench for Rob Hammel is on its way here along with one funded by the Dugan family. Rob's bench will be set to look over the DOT station and mouth of the valley, the other will go at the Arlberg (5K) parking area, near the Stumpy's trail sign. Parks and Rec has ordered 2 new bear-resistant trash cans are here and ready to be placed this summer also.



Parks, Fields, Trails: Please clean up after dogs in all locations. Mutt mitts and trash cans are strategically located around town. Annuals from the muni greenhouse will arrive the end of May and Spring Planting is planned for the first week of June.

Trails: GTC June meeting will be a trail work party, location TBA. GTC will take July off and return to regular meetings in August. Friends of Girdwood Trails is coordinated Trails Tuesdays throughout the summer. Find out more on their Facebook page or email: friendsofgirdwoodtrails@gmail.com. Want to volunteer on an independent project? Contact our office: tylerms@muni.org to make a plan.

Trail Maps: GTC and staff are working on new trail maps. Goal is to have mapping available in print, on-line and maps that reflect seasonal trails posted at main trailheads.

Trails Plan: Blueline Candidate draft of the Girdwood Trails Plan is going before HLBAC for review and support in May. Staff is beginning the process to have the plan reviewed at Planning and Zoning, aiming for approval this fall. The document is available for review here [Municipal Road Maintenance Service Areas Girdwood Trails Plan](#)

Hand Tram: GVSA has been working through Purchasing to complete the bid assignment process and get rolling with our winning bidder to create a design for the bridge. \$1.2M has been secured from the State of Alaska through Alaska Trails for the bridge. We're working to create design documents for a project to be started in summer 2024. GVSA will re-apply for Rasmuson Foundation funding when appropriate and will seek additional funds to complete the project and interpretive display.

Parks & Amenities: No dogs on the baseball field, playground, tennis courts, and skate park.

- *Annual Beautification:* working on plant list for annual planting in early June!
- *Playground:* Open. Needs wood chips and sand in 2023.
- *Lions Club Park:* Working on a plan to add a pavilion to the Lions Club Park
- *Disc golf:* Open. Spring Fling May 27 & 28.
- *Library/Community Center:* Library is open TUE-SAT 10-6.
- *Tennis Courts:* Planning to fill cracks and paint next summer.
- *Soccer field:* Open. Nets removed for the season and stored in Glacier City Hall.
- *Sladen J Mohl Ball Field:* Group is working on funding for an MOA ball field sign with the new name. Fundraiser held in April earned \$17, 077 for a batting cage and ballfield improvements.
- *Skate Park:* Skate park committee plans to demo some of the old ramps and replace them with new ones and will plan demo, design and build events to get the work done. Throwdown Showdown earned \$1220 for the skate park! Thank you Alyeska Resort and the great staff to put this on!



GBOS Non-profit Grants: Most of the grants are being processed by the MOA and should be set for payment. One grant is delayed pending insurance information. The grant round for 2024 will be formally announced in July. Applications will be available August 1, due September 15, 2023.

Other Grants:

Rasmuson Foundation: GVSA submitted application for \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram. Application has been deferred until project is farther along.

Land and Water Conservation Fund – We have projects that would be a good match for this 50/50 grant match program when it opens again, including Lions Club Park Pavilion.



TAP Grant: GVSA was not awarded TAP grant funding for rehabilitation of the Arlberg bike path.

CTP grant: GVSA was not awarded CTP grant for fish passage culverts.

KMTA Grant: GTC was awarded KMTA 1:1 matching grant funding for trail crew work in summer 2023.

Anchorage Park Foundation: No challenge grants in 2023, next opportunity is 2024.

RTP grant: Grant cycle expect to open Aug 2023 with fall/winter application due date.

Alaska Community Foundation: GVSA was not awarded Trail Care fund grant.

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up!

We are active on Facebook as Girdwood Board of Supervisors

GVSA Websites are:

GBOS: www.muni.org/gbos

Cemetery: www.muni.org/gc

LUC: www.muni.org/gluc

Parks and Rec: www.muni.org/gpr.

GTC: www.muni.org/gtc

Girdwood Trails Plan: www.muni.org/gtp.

PSAC: www.muni.org/gpsac

GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUINInprZEjhbpVPiJOIEA>

Roads

Road Status: Spring breakup has been slow this year with the cool and rainy spring has put us at least 3 weeks behind on standard gravel road maintenance schedule. Gravel roads will need a bit longer for the snow berms and road frost to melt out before we start the summer grading and applying calcium for dust control. In the meantime, we will continue to grade roads that need smoothing and remove vegetation and gravel build from shoulders in preparation for the summer grade. Sweeping of all asphalt roads and pedestrian pathways have been 95% completed, a few areas still need attention as the snow melt has delayed them. This should be completed over the following week.

Major project updates:

We are pursuing completing the Moose Meadows Creek culvert replacement this summer under our term contract with Western. We're planning for mid-July to beginning of August to complete this project. We'll be working with residents in the coming weeks to inform them of the project and prepare them for the potential impact their neighborhood and property.

Expenses and Budget:**Undesignated Fund Balance - Girdwood Service Area:** \$24,014.00 as of August 2, 2022.**Roads:** Road Expenditures by Month:

Month	2021	2022	2023
January	\$78,859.68	\$81,466.17	\$62,791.19
February	\$41,023.01	\$75,435.50	\$32,793.17
March	\$60,812.38	\$43,523.63*	\$45,857.72
April	\$89,644.88	\$18,723.00	
May	\$19,589.00	\$68,628.00	
Remaining Flood Repair		\$112,529.20	
June	\$23,223.00	\$1,682.40	
July	\$42,976.00	\$1,818.35	
August	\$11,061.34	\$3,500.00	
September	\$16,360.00	\$33,872.25	
October	\$203,490.50	\$105,700.00	
November	\$34,908.75	\$35,353.73	
December	\$43,830.00	\$42,085.81	
Total thru December:	\$515,368.95	\$696,269.27	\$141,442.08

Public works operation budget expended for 2023: \$249,307.05 of \$1,387,381.00 = 23%
2023 Capital Roads Project fund (406): \$621,005.20

Parks:

2023 Expended Budget: \$23,180.00 of \$414,869.00 = 06%
2023 Capital Park Project (406) Reserve Fund available: \$679,125.58
2023 Winner Creek Trail Suspension Bridge funds = \$506,078.42
2023 Winner Creek Trail Suspension State Grant Funds = \$1,200,000
2023 Community Room Capital Reserve Fund (406): \$47,793.39

Police:

2023 Expended Budget: \$267,905.60 of \$811,323.00 = 33%

Fire:

2023 Expended Budget: \$537,258.79 of \$1,590,800.00 = 34%
2023 Fire Undesignated Capital fund (406) = \$422,273.00

Request:



Resource for all things at Joint Base Elmendorf-Richardson

