

# 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**

*Briana Sullivan and Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

February 9, 2024

Attn: Tiffany Briggs, MOA Real Estate Director, [tiffany.briggs@anchorageak.gov](mailto:tiffany.briggs@anchorageak.gov)  
Heritage Land Bank, [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov)  
Emma Giboney, MOA Land Management Officer, [emma.giboney@anchorageak.gov](mailto:emma.giboney@anchorageak.gov)  
Nicole Jones-Vogel, HLB Land Management Office Contractor, [nicole.jones-vogel@anchorageak.gov](mailto:nicole.jones-vogel@anchorageak.gov)

CC: Tim Charnon, HLBAC Girdwood Representative, [btcharnon@yahoo.com](mailto:btcharnon@yahoo.com)  
Zac Johnson, [zac.johnson@anchorageak.gov](mailto:zac.johnson@anchorageak.gov)  
Randy Sulte, [randy.sulte@anchorageak.gov](mailto:randy.sulte@anchorageak.gov)

Re: Draft HLB 2024 Annual Work Program & 2025-2029 Five-Yer Management Plan

Thank you for the opportunity to comment on the 2024 work program and management plan. We especially appreciate the draft document being published in 2023 to allow adoption in early 2024, and also thank HLB for their active interest in GBOS input.

We have one general comment before providing specific comments on the draft plan. The ongoing Holtan Hills project has clearly identified a fundamental tension between the structure and purpose of the Heritage Land Bank, and the needs of the community of Girdwood. There are several ways to address this core issue in the future, for example by weighing the impact on the most affected community(s) of a project as opposed to focusing on benefits to the HLB fund. GBOS would also like to reiterate our request for more local representation in the decision-making process, including on the HLBAC board. GBOS understands that this is a matter of code and plans to make this request of the Anchorage Assembly.

One partial solution that can be pursued now is withdrawal of specific parcels from HLB and transferring management to the Girdwood Valley Service Area (GVSA) under its Housing and Economic Stability service power. This is a step that GBOS recommends for several parcels within both the 2024 work program and the five-year management plan.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

<b>Ref #</b>	<b>Pg</b>	<b>Section</b>	<b>Comment</b>
GBOS.01	8	Acquiring Municipal Entitlement Lands	Please clarify whether the MOA position is in agreement with DNR that a decision document issued for conveyance of land is sufficient to be considered an equitable title.
GBOS.02	n/a	In 2024 work plan, add new section "HLB Parcel 6-022"	Based on the information currently available, GBOS supports installation of 8 Electric Vehicle charging stations located on HLB parcel 6-022, as proposed by Tesla, subject to agreement that native plants will be used to provide screening of the electrical equipment at the southern end of the project.
GBOS.03	n/a	In 2024 work plan, add new section "HLB Parcel 6-013"	Add a task "perform wetland delineation" in the 2024 work program. If the wetland survey shows that the parcel is suitable for housing development, consider withdrawal from HLB and transfer to GVSA.
GBOS.04	15	HLB Parcel 6-057F	Please add "option 5" (or some equivalent mechanism) that under options 2, 3 or 4 some or all of the Industrial Park parcels could be withdrawn from HLB and management transferred to GVSA under its Housing and Economic Stability power.
GBOS.05	15	HLB Parcel 6-011, 6-016, 6-017	Work on INHT is planned in 2024. Replace the second sentence with "Work on the trails will be consistent with the Girdwood Trails Plan, which is scheduled for Assembly adoption in February."
GBOS.06	15	HLB Parcel 6-076	Replace last sentence with "Development of the site will be consistent with adopted plans."
GBOS.07	16	HLB Parcel 6-018	Pending the outcome of the 2024 Cemetery Bond, this parcel should be withdrawn from HLB and transferred to Anchorage Parks and Recreation, who have responsibility for Cemeteries.
GBOS.08	16	Portions of HLB Parcels 6-011, 6-016 and 6-017	Since replatting will occur as part of the Holtan Hills project, please add "subdivision of the 6.5 acres currently zoned GIP into a separate parcel for future uses".
GBOS.09	19	Girdwood Area Plan Update and elsewhere in document	Please correct the plan name to "Girdwood Comprehensive Plan" to avoid confusion with subsidiary neighborhood and area plans.
GBOS.10	21	HLB Parcel 6-039	Add into the 2024 annual work program for the 5-year management plan, withdrawal from HLB and transfer to GVSA for future housing development.

GBOS.11	22	HLB Parcel 6-075	Thank you for this recommendation
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Sincerely,

*Jennifer Wingard*

Jennifer Wingard  
GBOS Co-Chair & Land Use Supervisor

*Mike Edgington*

Mike Edgington  
Housing and Economic Development Supervisor

**Certificate Of Completion**

Envelope Id: DC9B41B6B9FB4BC29E085ABD6AF2C9A9	Status: Completed
Subject: Complete with DocuSign: GBOS HLB 1 and 5 year plans final.doc	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Time Zone: (UTC-09:00) Alaska	632 W 6th Ave
	Anchorage, AK 99501
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	IP Address: 209.193.41.5

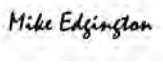
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**Signer Events**

Mike Edgington  
 gbos.medgington@gmail.com  
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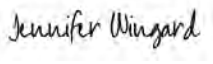
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Jennifer Wingard  
 girdwoodgalaxy@gmail.com  
 Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style  
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Intermediary Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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