

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*

April 19, 2023

Attn: Acting HLB Director Lance Wilber

CC: HLBAC Chair Brett Wilbanks
HLBAC Girdwood Representative Ron Tenny
Anchorage Assembly Enterprise & Utility Oversight Committee Members Zalatel and Constant

Re: Holtan Hills project and related items

Dear Acting Director Wilber,

Following up from the Assembly vote on February 7, 2023 to indefinitely postpone action on the Holtan Hills land disposal and your comments at the March 21, 2023 HLB Advisory Commission meeting, we are seeking additional information and/or clarification on the questions below. We hope you will be able to attend our scheduled meeting on Monday April 24 with the Acting Municipal Manager where we intend to address these questions.

- At the HLBAC meeting, you stated unequivocally that the Holtan Hills Development Agreement was still in force. That development agreement does not appear to have any specific provisions which anticipated the Assembly rejecting the original land disposal. What is HLB's intent for the development agreement: e.g. to seek termination, await the Developer using their provisions for termination, request a different land disposal from the Assembly, or some other path?
- Previous sole-source contracts were awarded to CY Investments and DOWL for activities associated with the Holtan Hills projects in 2021 (AM 832-2021) and 2022 (AM 175-2022). Could you identify what services have been delivered under these contracts and any payments made, work invoiced, and/or funds anticipated to be paid.
- While the land disposal was halted by the Assembly, HLB's application for re-platting of the original three HLB tracts into 5 tracts and the associated section line easement was approved

by the Platting Board. Can you provide the current status of that application and HLB's intent for that re-platting?

- Was there a formal bifurcation of the original RFP response into two or more projects, and if so, please provide relevant documentation?
- Has there been any work performed on a Development Agreement for the "Alyeska Village" project, and if so, what parts of that agreement are?

We also have two specific requests:

- Please release a maximally-unredacted copy of the original RFP response. In particular, providing an unredacted map of the general areas for development would resolve much confusion and misunderstanding in the community. Multiple detailed maps of the Holtan Hills proposal have already been released publicly, so it seems unreasonable to hold back a general area map.
- Notwithstanding HLB's plans for the Holtan Hills Development Agreement, we request that HLB seek to terminate the agreement to remove uncertainty about the future use of that ~450 acre area of Girdwood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Medginton".

Mike Edgington
GBOS Co-Chair & Land Use Supervisor