



**MUNICIPALITY OF ANCHORAGE**  
***Real Estate Department***  
**MEMO**

DATE: July 18, 2023  
TO: Girdwood Board of Supervisors  
THROUGH: Tiffany Briggs, Acting Real Estate Director  
Real Estate Department  
FROM: Emma Giboney, Land Management Officer  
Heritage Land Bank  
SUBJECT: Response to GBOS Letter regarding Holtan Hills project and related items

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On April 19, 2023, the Girdwood Board of Supervisors (GBOS) sent a letter to the Heritage Land Bank (HLB) with the subject line “Holtan Hills project and related items”. GBOS sought additional information and clarification following the Assembly vote on February 7, 2023 to indefinitely postpone action on the Holtan Hills land disposal and comments at the March 21, 2023 HLB Advisory Commission meeting. The letter and the questions therein were responded to verbally at the April 24, 2023 meeting with GBOS and the Municipal Manager. It was requested that the answers also be provided in writing. Below are the seven questions/requests from the April 19<sup>th</sup>, 2023 letter, with up-to-date responses.

- 1. 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?**

Per the Municipal Legal Department, MOA is still bound by the Development Agreement and its provisions. At this time, HLB is working with internal agencies to determine the best path forward.

- 2. 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.**

\$112,000 was allocated to CY Investments (AM 823-2021), and \$66,375.59 was invoiced and paid. This paid for engineering, surveying, and geotechnical services.

\$51,235 allocated to DOWL (AM 175-2022), and \$3,142.00 was invoiced and paid. This paid for preliminary work for a rezone that did not move forward.

Additional services, including wetland delineations, were completed for this project through term contracts and total approximately \$44,000.

- 3. 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?**

The plat and section line easement vacation were approved by the Platting Board and HLB intends to complete the replating. HLB is in the process of working with the State to complete the section line easement.

- 4. Was there a formal bifurcation of the original RFP response into two or more projects, and if so, please provide relevant documentation?**

A formal bifurcation was completed. The bifurcation document was emailed to GBOS on June, 28, 2023.

- 5. Has there been any work performed on a Development Agreement for the "Alyeska Village" project, and if so, what parts of that agreement are?**

HLB is in early discussions with Pomeroy and will work with legal on a development agreement. Further, in the draft 2023 Work Plan there are some revised policies related to Development Agreements. The proposed changes would direct HLB staff to bring forward a proforma with any approved development agreement for HLBAC to be able to evaluate.

- 6. 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.**

HLB intends to release the Site Concept Plan from the original RFP response.

- 7. 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.**

This request is noted.