

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 10-18-94

Submitted by: Chairman of the
Assembly at the
Request of the Mayor
Prepared by: Department of
Community Planning
and Development
For reading: October 18, 1994

AK

10/18

Anchorage, Alaska
AO 94-193(S)

AN ORDINANCE AUTHORIZING ACQUISITION OF AIRPORT LAND FOR A
SCHOOL SITE AND DISPOSAL OF HERITAGE LAND BANK PARCELS
4-031, 4-035 AND PORTIONS OF 4-030 AND 4-033.

WHEREAS, the Heritage Land Bank was established . . . "to manage
municipal land uncommitted to specific public use by a municipal agency,
to manage and dispose of municipal land determined to be surplus to the
Municipality of Anchorage's needs and to ensure that funds obtained
therefrom, or funds obtained in lieu of land entitlement, are used for
acquisition of future municipal lands, thereby benefiting present and future
citizens of Anchorage and promoting orderly development and achievement
of the goals of the Comprehensive Plan." (AMC 25.40.010); and

WHEREAS, the Heritage Land Bank (HLB) owns extensive acreage near the
Anchorage International Airport (AIA); and

WHEREAS, the AIA owns 40 acres which is part of a 70-acre parcel of
property on Raspberry Road that has been selected by the Assembly as an
elementary school site [AR 93-324(S)]; and

WHEREAS, the Municipal Assembly passed AO 94-102(S) authorizing
acquisition and disposal of certain lands between the Municipality and AIA;
and

WHEREAS, it is the intent of the Municipality to utilize portions of the
property obtained from the AIA as an elementary school site and the AIA
intends to utilize the lands obtained from the Municipality for Airport facility
expansion and protection, airport industrial development, a runway safety
area, air navigation facilities and to protect the integrity of the airspace
adjacent to the runway and an airport maintenance access road; and

WHEREAS, subsequent negotiations and transactions have identified
modifications to the Preliminary Land Exchange Agreement dated April 4,
1994 which would be advantageous to the parties involved; and

1 WHEREAS, the value of the HLB property, parcels 4-030 and 4-031 as
2 shown on Exhibit A, has been established through appraisals involving MAI
3 appraisers and representative of the Municipality and AIA; and

4
5 WHEREAS, the appraisals attributed zero value to the FAA site
6 (approximately 23 acres); and

7
8 WHEREAS, the value of the HLB property, parcels 4-033 and 4-035 as
9 shown on Exhibits C and D have been established by appraisals conducted
10 by MAI appraisers; and

11
12 WHEREAS, the fair market value established by appraisals of the AIA
13 property (school site) is established at \$1,116,728 and the MOA properties
14 HLB parcels 4-030 and 4-031 (Tract C, Woronzof Tracts Subdivision @
15 79.26 acres), 48.8 acres of HLB Tract 4-033 and HLB Tract 4-035 are
16 valued at a total of \$1,242,862; and

17
18 WHEREAS, an equal value land exchange calls for a Municipal contribution
19 of approximately 80 acres of HLB parcels 4-030 and 4-031 (Tract C of
20 Woronzof Tracts Subdivision) plus 48.8 acres of HLB parcel 4-033 and HLB
21 parcel 4-035 (Tract S-1, Lake Spenard Subdivision) for an Anchorage
22 International Airport contribution of 40 acres on Raspberry Road (Tract B,
23 Sand Lake Plat) and cash in the amount of \$126,134; and

24
25 WHEREAS, it is determined that the eastern boundary of the retained
26 municipal land of parcel HLB 4-030 lies approximately 200 feet west of the
27 section line of Sections 28 and 29, T13N, R4W, S.M. Alaska and a distance
28 of approximately one-quarter of a mile east of the existing Tony Knowles
29 Coastal Trail except for that small portion of the trail (approximately 300
30 feet) which is adjacent to and east of the Woronzof Wastewater Treatment
31 Facility. Said latter portion is separated approximately 100 feet from the
32 trail and the Municipality will provide a visual buffer to protect such portion
33 of the Coastal Trail in that portion; and

34
35 WHEREAS, the parcels have been partially surveyed and are in the process
36 of being platted. The approximate boundaries of the property to be
37 transferred to AIA are shown as Tract C (approximately 80 acres) and Tract
38 4-033 (approximately 49 acres) on Exhibits B and C; and HLB parcel 4-035
39 in its entirety (Exhibit D) the approximate boundaries of the property to be
40 received by the Municipality are shown as Tract B on Raspberry Road on
41 Exhibit B; and the approximate boundaries of the property to be retained by
42 the Municipality and dedicated for permanent park and recreational
43 purposes is shown as Tract D on Exhibit B; and

44
45 WHEREAS, the HLBAC will hold a public hearing on the trade of HLB
46 properties and after hearing all of the public testimony, provide a
47 recommendation to the Assembly; and

1
2 WHEREAS, it is determined by the Municipal Assembly to be in the best
3 interest of both the AIA and the MOA to conclude this land exchange;

4
5 NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

6
7 Section 1: The Municipal Assembly authorizes the land exchange of
8 approximately eighty (80)± acres composed of a portion of HLB parcel 4-030
9 and HLB parcel 4-031 in its entirety (legally described in its entirety as
10 Tract C, Woronzof Tracts, Preliminary Plat dated July, 1994), HLB parcel 4-
11 035 (legally described as Tract S-1 Lake Spenard Subdivision) and a portion
12 of HLB parcel 4-033 (approximately 48.79± acres) for the forty (40) acres of
13 AIA property on Raspberry Road legally described as Tract B, Sand Lake
14 School Plat dated January 17, 1994 and cash in the amount of \$126,134.

15
16 Section 2: The Assembly further authorizes the Administration to enter
17 into a final Land Exchange Agreement with the State of Alaska to effectuate
18 the above described exchange and sale.

19
20 Section 3: That a closing of the land exchange authorized herein is
21 conditioned on passage of an ordinance dedicating Tract D, Woronzof Tracts
22 Subdivision, Preliminary Plat dated September 7, 1994, for permanent park
23 and recreational purposes pursuant to the provisions of AMC 25.10.080(B).

24 Section 4. See below


25 Section 4: 5: This Ordinance shall be effective upon passage and approval by
26 the Anchorage Municipal Assembly.

27
28 PASSED AND APPROVED by the Anchorage Assembly this 18th day of
29 October, 1994.

30
31 

Chairman

ATTEST:



Municipal Clerk

Section 4. The State Department of Transportation is encouraged to explore
alternative roadway designs to accommodate any increase in traffic that
might occur as a result of new industrial development at the Anchorage
International Airport.

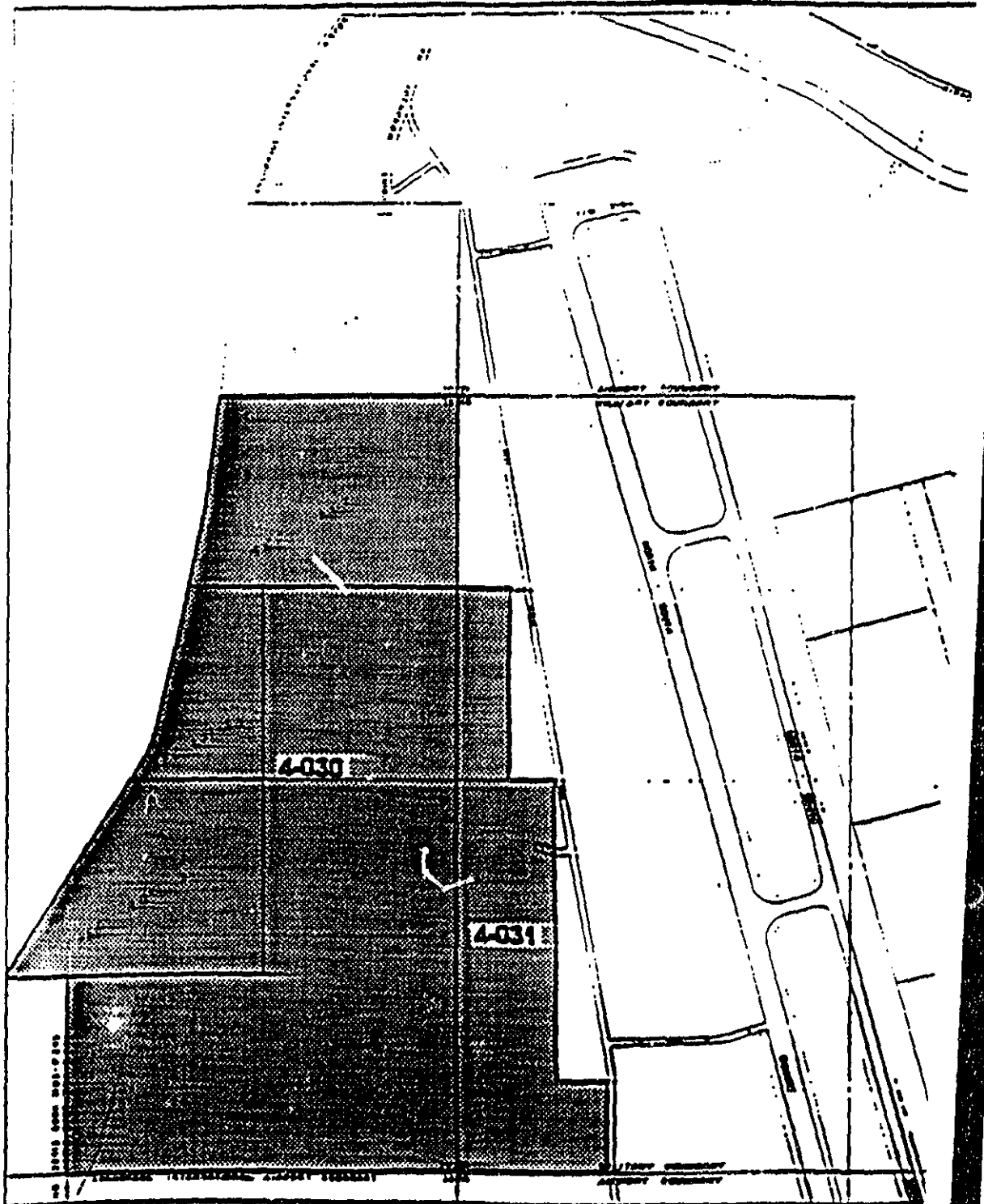
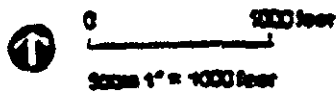


EXHIBIT A

Heritage Land Bank

Pt. Woron



Manate

Potentially Available

Encumbered or Not Currently Available

HLB Inventory Parcel A

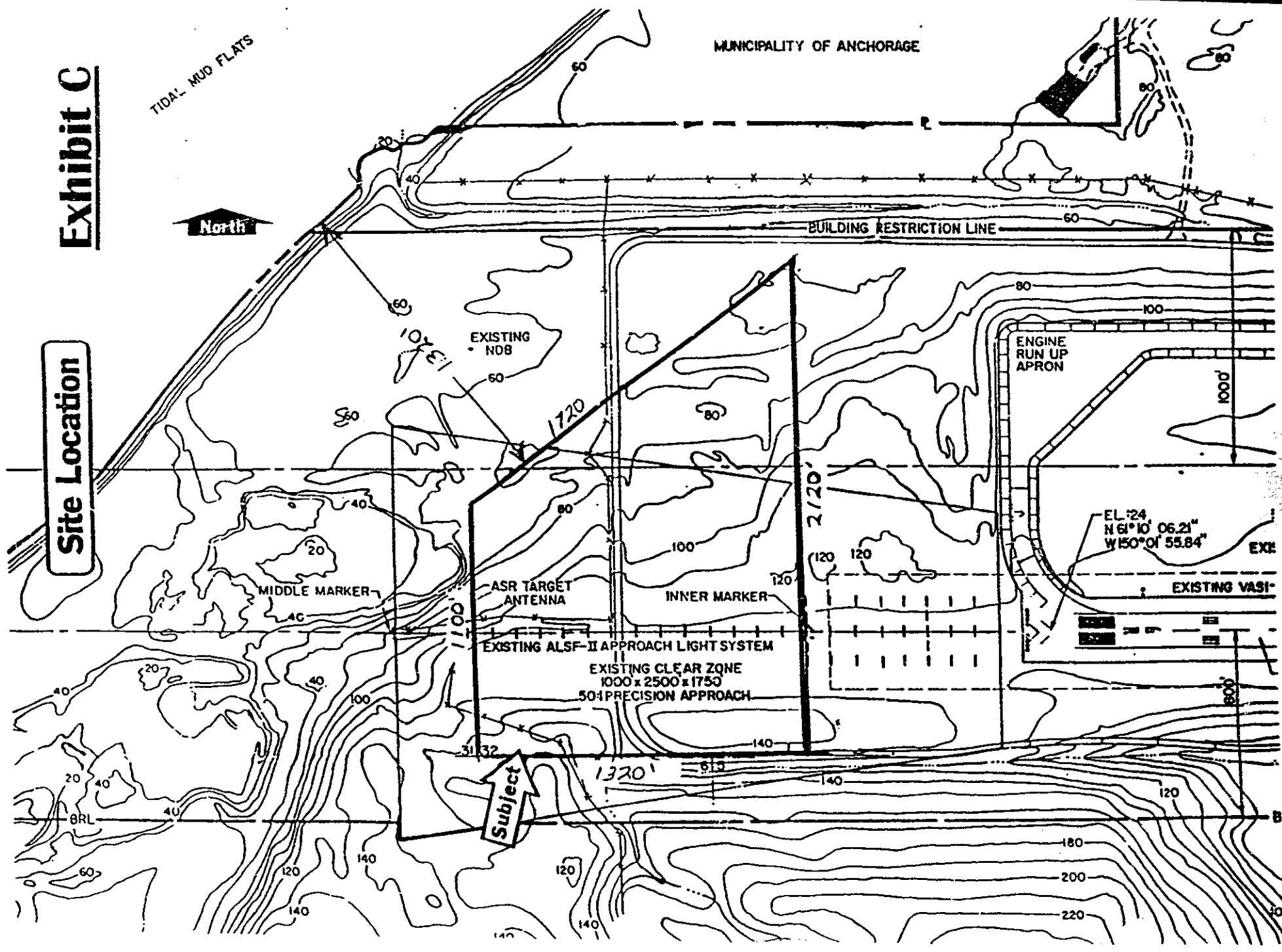
Prepared by
Heritage Land Bank, 10000 Highway 19, Palmdale, CA 93550
www.heritagelandbank.com

Exhibit C

Site Location

TIDAL MUD FLATS

MUNICIPALITY OF ANCHORAGE



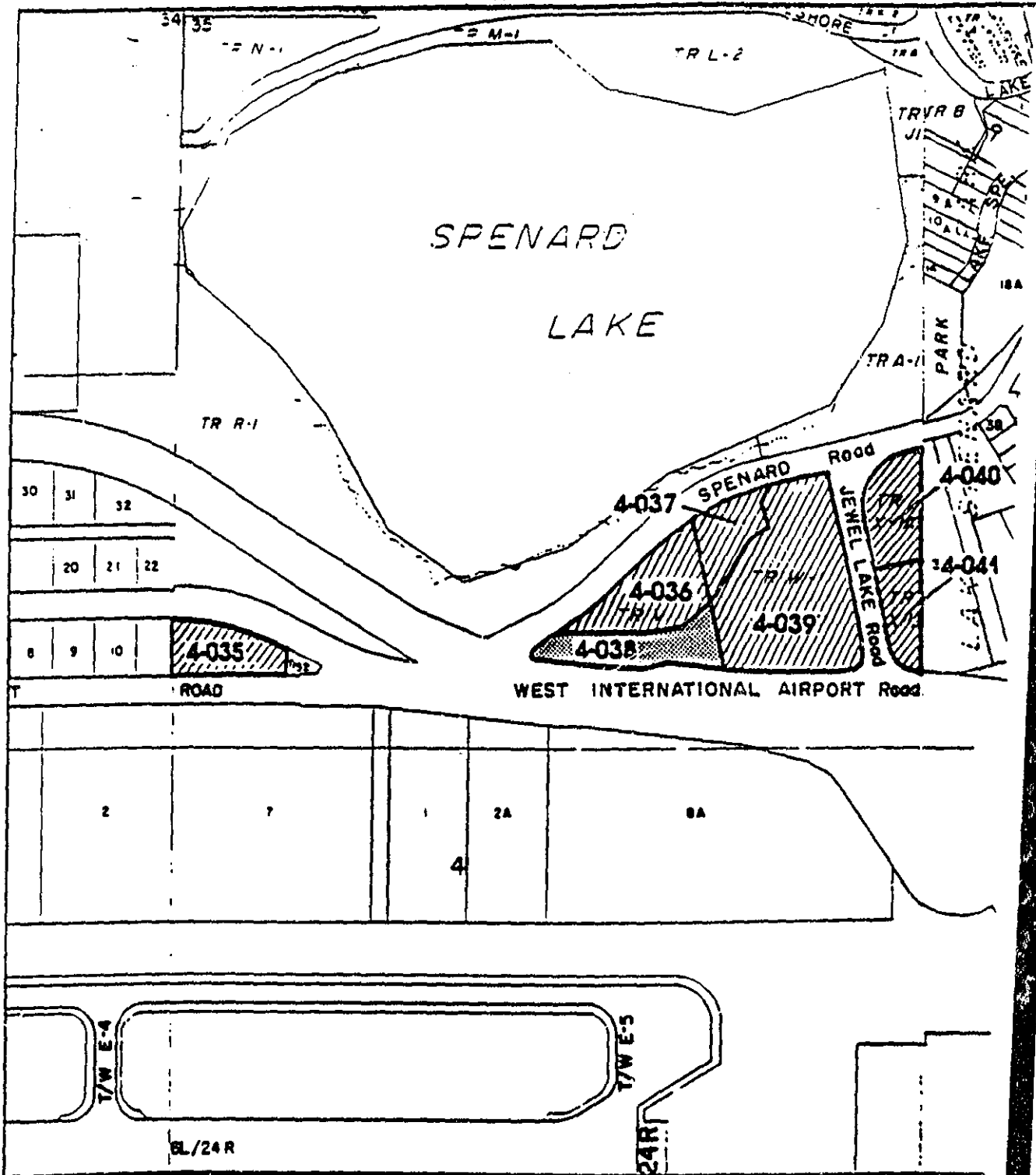
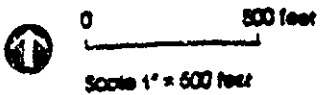


EXHIBIT D

Heritage Land Bank Inventory

**Lake Spenc
Map**



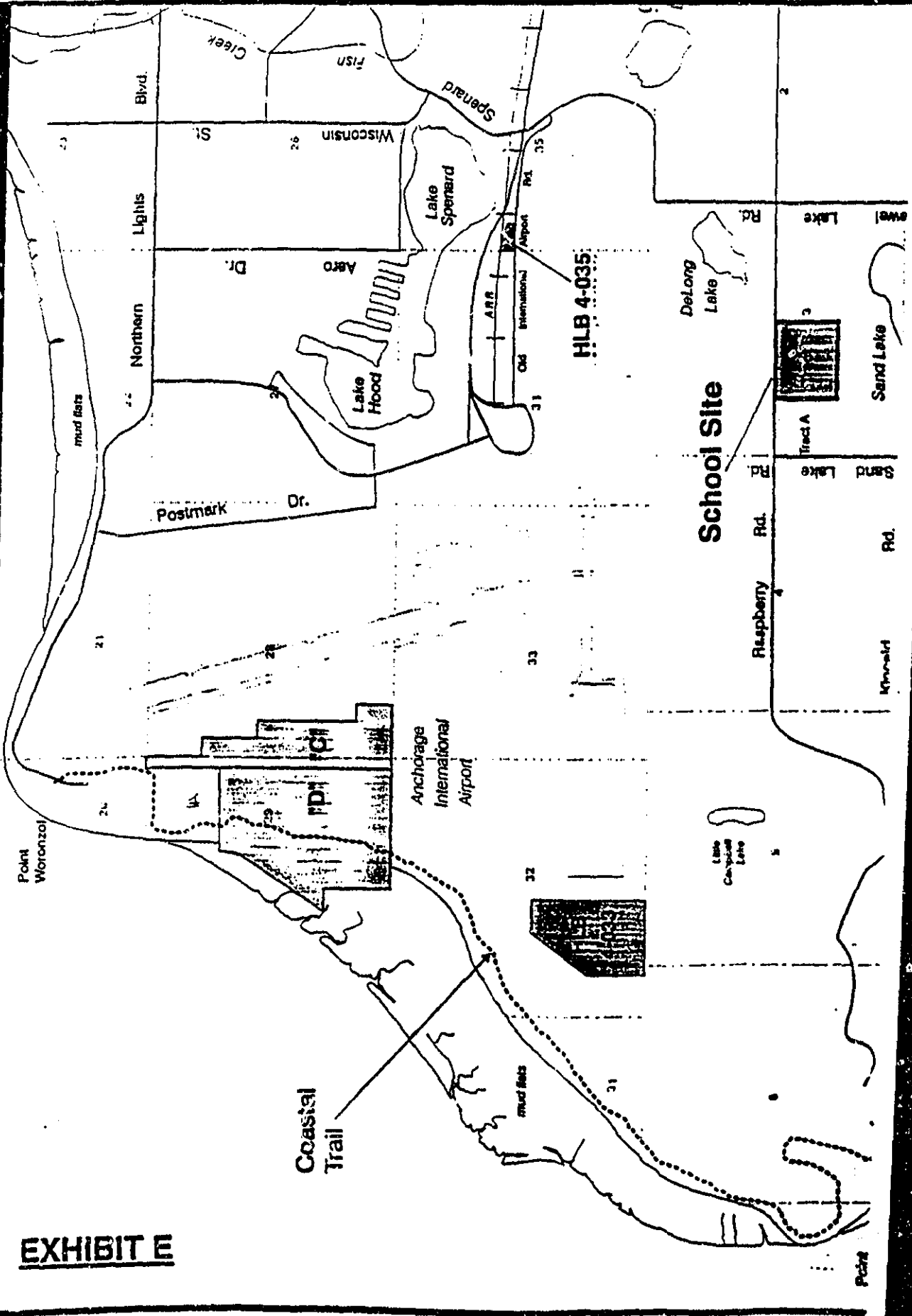
Management

- Potentially Available Lands
- Encumbered or Not Currently Available Lands
- HLB Inventory Parcel Number

Prepared by
Technical Services, Community Planning Department,
Municipality of Anchorage, January 1988

Municipal/State Land Exchange - Vicinity Map

EXHIBIT E



PLATTING BOARD MEETING
Z.J. Loussac Library
3600 Denali
Anchorage, Alaska
MINUTES OF
September 7, 1994

7:30 P.M.

A. ROLL CALL

Present Andrew Eker Excused James Clement, Chair
P. Louise Hooyer
Brent Schlosstein, Vice Chair
Steve Shrader
Kenneth Klein
Paul Farnsworth
Tom Dreyer
Henry Penney

Staff Mike Meehan
Jerry Weaver
Bruce Robeson
Russ Oswald
Kathy Baker

In the absence of Chair Clement, Vice Chair Schlosstein conducted the meeting.

B. APPROVAL OF ACTION SUMMARIES AND MINUTES

BOARD MEMBER EKER moved for approval of the summary of action and minutes for 6/15/94 and 8/3/94.

BOARD MEMBER HOOYER seconded.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer

NAY: None

PASSED

D. CONSENT AGENDA

1. Time Extensions

a. S-9353 Botanical Gardens Subdivision

BOARD MEMBER PENNEY declared a conflict of interest in this case in that a member of his family is a partner in the project and

developer. VICE CHAIR SCHLOSSTEIN excused Mr. Penney from voting on this matter.

BOARD MEMBER EKER moved for approval of the Consent Agenda.

BOARD MEMBER KLEIN seconded.

AYE: Eker, Shrader, Schlosstein, Klein, Hooyer, Farnsworth,
Dreyer

NAY: None

ABSTAIN: Penney

PASSED

F. NEW BUSINESS

1. Public Hearings

- a. S-9625 Woronzof Tracts Subdivision. To subdivide 6 lots into 4 lots and to vacate portions of the section line easements along sections 20, 28, 29 along the east boundary and variances from AMC 21.80.300 (dimensional size), AMC 21.15.110 (platting contiguous parcels), and AMC 21.80.330 (abutting public rights-of-way). Located to the south end of Point Woronzof Road and to the west of the North/South Runway of Anchorage International Airport.

Staff member JERRY WEAVER stated that this plat deals with property located west of the north/south runway of the Anchorage International Airport and to the south of the municipal sewer treatment plant, and is comprised of approximately 274 acres of PLI zoned land. MR. WEAVER stated that similar plats were previously before the Board (S-9548 and S-9548A), both of which have been closed out and withdrawn. This plat is substantially changed from those configurations by increasing the size of Tract D to approximately 191 acres. The review agency comments on this plat were essentially the same as those in the previous platting efforts; however, the comments from the public were substantially changed to now be in support of the plat. Correspondence was contained in the packet from the Center for the Environment and Trustees for Alaska supporting the application. MR. WEAVER stated that a great deal of work was involved to arrive at a platting configuration agreeable to all parties involved, and that compromise was represented in the plat before the Board. MR. WEAVER noted that an additional comment was

received from the State Department of Transportation (ADOT/PF) questioning the process for vacating a section line reservation. After additional discussions with ADOT/PF, those questions have been resolved and they have no objection to the vacations. Those vacations will be run through the normal ADOT/PF process as well. MR. WEAVER stated that this plat will be before the Heritage Land Bank on September 14 and before the Assembly on September 20. He noted that this plat will facilitate a land exchange for a parcel in Sand Lake on which a new elementary school will be built. MR. WEAVER noted that a September 7, 1994 memorandum from the Planning Director has been given to the Board outlining the ordinance pertaining to this property.

BOARD MEMBER KLEIN asked if it was Staff's understanding that ADOT/PF was satisfied with the language proposed regarding vacation of the section line easements. MR. WEAVER stated that, following discussions with ADOT/PF, this language was agreeable to them.

BOARD MEMBER FARNSWORTH noted that there had previously been some concern regarding a water line that was to run along this property and asked whether that concern had been resolved. MR. MEEHAN stated that the land across which the sewer line extension to Clitheroe Center will be located is residual Tract B that will remain in municipal ownership. That tract will be dedicated for permanent park and recreation purposes and will be transferred from the Heritage Land Bank to the Cultural and Recreation Department. Through an inter-agency agreement between AWWU and the Cultural and Recreation Department, the final location will be determined. At this point in time, no precise location has been identified. He stated that no easement will be necessary for that sewer line because of the nature of the inter-agency agreement.

The public hearing was opened.

JILLIANNE De La HUNT, staff attorney with Trustees for Alaska, stated that she was representing the Friends of the Coastal Trail, Trustees for Alaska, and the Alaska Center for the Environment, all of which have worked very hard to reach a compromise with regard to this platting action. She thanked the Board for its efforts in reaching this compromise. She expressed pleasure with the Staff recommendation for a visual buffer to protect the Coastal Trail in the small area of the parcel that is 300'x100' close to the sewer treatment center plant. She also hoped the Board would again consider the need for some vegetative protection for the sewer line.

MARY RASMUSON, co-president of the Sand Lake Elementary PTA, agreed with Ms. De La Hunt's comments and noted that this platting will

facilitate the land exchange to provide land for construction of a badly needed elementary school in Sand Lake.

MIKE MEEHAN stated that the Board had been provided with information regarding the land exchange agreement, as well as a copy of the ordinance that will be before the Assembly and the Assembly memorandum. He noted that he had reviewed this matter with the Mayor this afternoon and relayed his support for the plat.

BOARD MEMBER FARNSWORTH noted that there had been considerable concern at the public hearing on the previous plat regarding the sewer line and asked whether the public would have an opportunity for input when that project is undertaken. BRUCE ROBESON, AWWU representative, replied that the process will involve a sincere effort to involve the public, both through Parks and Recreation and the community council in the alignment selection and to resolve concerns about vegetation.

The public hearing was closed.

BOARD MEMBER KLEIN moved for approval of the variance to plat contiguous properties.

BOARD MEMBER SHRADER seconded.

BOARD MEMBER KLEIN stated that these parcels are large in size and the patented legal descriptions that do not require the platting of other contiguous property. Therefore, he did not believe that granting the variance would cause harm.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

BOARD MEMBER KLEIN moved for approval of the variance for lots not abutting a dedicated right-of-way.

BOARD MEMBER EKER seconded.

BOARD MEMBER KLEIN stated that these parcels will continue to access the existing roadway. All parcels are owned by government entities and one condition of approval of the plat is to resolve access amongst those various agencies. He did not perceive any harm or detriment to the public by granting the variance.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

BOARD MEMBER KLEIN moved for approval of the vacation of section line vacations, subject to filing a suitable replat within 18 months.

BOARD MEMBER SHRADER seconded.

BOARD MEMBER KLEIN stated that the vacations, as proposed, clearly meet municipal policy regarding vacations. He noted that there have been no objections and concerns by the ADOT/PF have been addressed and they no longer object.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

BOARD MEMBER KLEIN moved for approval of the plat subject to the 6 conditions recommended by Staff.

BOARD MEMBER SHRADER seconded.

BOARD MEMBER KLEIN stated that this property has been before the Board on several occasions in different configurations and the current plat represents a compromise among all interested parties to which all parties are agreeable.

BOARD MEMBER EKER expressed appreciation of the current Administration in dealing with this issue, which involved parties with varying interests, and reaching a compromise to address all concerns.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

b. S-9599R

Athenian Village. To subdivide 1 tract and 39 lots into 2 tracts and to vacate portions of East 40th Avenue, Florina Street, East 41st Avenue, Attiki Drive, and East 42nd Avenue, all located within the petition area.

Located within the SE 1/4 of Section 28,
T13N, R3W, S.M., AK.

Staff member JERRY WEAVER stated that this request involves approximately 15 acres of currently undeveloped land, to which public services are available. The property is designated in the Comprehensive Plan for residential use and is zoned R-3 and R-O. The property is located with University-owned property to the north and east, B-3 property to the south commercially developed, and multi-family to the west. This project is the result of consolidation efforts of the University to facilitate future development of the property. Original concerns regarding traffic circulation have been resolved through conditions being recommended on the plat that the University provide a circulation plan prior to development.

The public hearing was opened.

TIM POTTER, representing the petitioner, stated that this plat was fairly straightforward and was being proposed as part of the University's effort to consolidate property for future development. He stated that the University owns the property to the north of the creek, as well as the apartment complex abutting Bragaw. The University wishes to facilitate the future use of this property for student housing, which would be difficult utilizing the existing configuration of lots and easements. This replatting will eliminate all internal easements, rights-of-way, and lot lines. He stated that the University is seeking a rezone to PLI (to be heard September 12, 1994 before the Planning and Zoning Commission), which will require a site plan review before the Planning and Zoning Commission, as well as the Urban Design Commission. Those processes will address issues such as circulation. MR. POTTER clarified that the language regarding the vacation should eliminate "and providing Traffic Engineering with an acceptable circulation study," as that is addressed in condition #11 of the plat.

The public hearing was closed.

BOARD MEMBER HOOYER asked whether Staff objected to Mr. Potter's clarification regarding the language for the vacation approval. MR. WEAVER had no objection to the clarification.

BOARD MEMBER HOOYER moved for approval of the vacation requests for road rights-of-way and the utility easements, subject to obtaining approval from all utility companies prior to final plat and filing a suitable replat within 18 months.

BOARD MEMBER SHRADER seconded.

BOARD MEMBER HOOYER stated that the existing road rights-of-way are no longer appropriate and the utilities will need to be redesigned when the property is developed.

BOARD MEMBER HOOYER moved for approval of the plat for 60 months subject to the 12 conditions of Staff.

BOARD MEMBER SHRADER seconded.

BOARD MEMBER HOOYER stated that this plat was a straightforward consolidation of previously platted property to facilitate future development for student housing.

BOARD MEMBER SHRADER supported the motion and noted that the single response received from the public favors this action.

AYE: Eker, Shrader, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

RAJIM BORHANI, architect for the University of Alaska Anchorage, thanked Staff for their efforts in working with the University and thanked the Board for its action this evening.

JERRY WEAVER noted that findings of fact in case S-9583 had been placed before the Board for consideration and adoption this evening. The Board briefly reviewed the findings.

VICE CHAIR SCHLOSSTEIN asked if item D on page 3 should be revised to state 500 feet for both the wildlife corridor and the easement rather than 500 feet for the wildlife corridor and 100 feet for the easement. MR. WEAVER confirmed that this should be corrected to be 500 feet for both.

BOARD MEMBER FARNSWORTH asked whether the signature date of October 5, 1994 was correct. MR. WEAVER replied that the date should be corrected to be September 7, 1994.

BOARD MEMBER SHRADER moved for approval of the findings of fact in case S-9583.

BOARD MEMBER EKER seconded.

BOARD MEMBER SHRADER stated that, after reviewing these findings of fact, he found them to accurately represent his recollection of the two public hearings on this matter and the extensive deliberations of the Board.

AYE: Eker, Shradcr, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

J. ADJOURNMENT

BOARD MEMBER EKER moved to adjourn.

BOARD MEMBER SHRADER seconded.

AYE: Eker, Shradcr, Schlosstein, Klein, Penney, Hooyer, Farnsworth,
Dreyer
NAY: None

PASSED

The meeting was adjourned at 8:00 p.m.

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: October 6, 1994

TO: Michael J. Meehan, Director, Community Planning & Development Dept.

FROM: *Bill* Bill Lindsey, Manager, Parks & Recreation Division

SUBJECT: Municipal/Airport International Airport Land Exchange and
Park Land Dedication

The following is action taken by the Anchorage Parks and Recreation Commission at their regular monthly meeting on September 8, 1994, regarding the proposed Municipal/Airport land exchange and the dedication of park land near the Coastal Trail.

They appreciated your overview of the "modification to the Preliminary Exchange Agreement" and the background information you provided. They applauded the efforts of the Mayor, Governor, and Airport Manager to compromise and reach an agreement that benefited all agencies and minimized community concerns.

A motion was made to "Support the administration's efforts to approve the agreement." The motion passed unanimously.

BL/vg

HERITAGE LAND BANK ADVISORY COMMISSION
RESOLUTION #35-94 (AS AMENDED)

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DISPOSAL BY TRADE AT FAIR MARKET VALUE OF HERITAGE LAND BANK PARCELS #4-031, #4-035, A PORTION OF PARCEL #4-030 AND A PORTION OF PARCEL #4-033

WHEREAS, the Heritage Land Bank was established to manage lands reserved for future public use, to dispose of surplus municipal land and to ensure that funds obtained from or in lieu of land entitlement, are used for future acquisition of needed municipal lands, to promote the orderly development and achievement of needed Comprehensive Plan goals; and,

WHEREAS, as a result of inter-agency reviews, municipal departments have advised the Commission that the following described HLB Parcels are surplus to the needs of the Municipality because no department established a current or anticipated future need for the parcel;

HLB Parcel #4-031, also known as W2W2SW4NW4;W2W2SW4;W2SE4SW4SW4, T13N, R4W, Section 28, Seward Meridian, Alaska. HLB Parcel #4-035, also known as Tract S-1, Lake Spenard Subdivision, T13N, R4W, Section 35, Seward Meridian, Alaska. A portion of HLB Parcel #4-030, also known as a portion of Lots 1,2,3; SE4NE4;E2SE4;SW4SE4, T13N, R4W, Section 29, Seward Meridian, Alaska. A portion of HLB Parcel #4-033, also known as W2SW4;S2NW4;NE4NW4; GLO Lot 1, T13N, R4W, Section 32, Seward Meridian, Alaska.

WHEREAS, the Commission received proposals from Anchorage International Airport to include these parcels in a trade for a 40 acre site for the proposed Sand Lake Elementary School at fair market value as soon as approval from the Anchorage Assembly is obtained; and,

WHEREAS, the offers propose to use the parcels for commercial purposes related to the operation of Anchorage International Airport; and,

WHEREAS, the Commission held public hearings on the above described proposals on March 2, 1994 as to HLB Parcel #4-031 and the portion of HLB Parcel #4-030; on September 14, 1994 as to the portion of HLB Parcel #4-033; and on October 12, 1994 as to HLB Parcel #4-035 in accordance with AMC 25.40.027 and has considered the comments and advice of the Heritage Land Bank, municipal departments and comments, recommendations, testimony and evidence presented at the public hearing on this proposal; and,

WHEREAS, Fair market value will be based on independent fee appraisals of all of the parcels; and,

WHEREAS, the Commission finds the neighborhood of the subject property to be a mix of airport related industrial/commercial uses and vacant land and that the effects of the disposal and proposed use will be compatible and consistent with the current land use in the neighborhood; and,

WHEREAS, the Commission further finds that the effect of the disposal and proposed use of the subject lands on community facilities will be adequately supported by existing and proposed facilities such as utilities, roads and nearby community facilities; and,

WHEREAS, it is in the public interest to dispose of the subject lands in accordance with and subject to the terms and conditions of the proposed trade agreement between the Municipality of Anchorage and Anchorage International Airport as set forth to the Commission because the lands are, in fact, surplus to the present and reasonable anticipated future public and municipal needs; now therefore

THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES:

Section 1. That the HLBAC supports the Airport Land Trade including the disposal of HLB Tracts 4-030, 4-031, 4-033 and 4-035, or portions thereof, to the State of Alaska for the Anchorage International Airport, and believes the trade is in the best interests of the Municipality of Anchorage as a whole.

Section 2. That the HLBAC congratulates Mayor Mystrom for resolving a complex stalemate through negotiation rather than confrontation.

Section 3. That the HLBAC has the following concerns about some of the details of the trade:

A. The HLBAC understands that it may have been necessary for the Municipality to agree to dedicate approximately 202 acres of Parcel #4-030 to parkland in order to secure the support of the groups sponsoring the initiative and referendum opposing the land trade. However, we are concerned that should the Airport, in the distant future, ever need this area for further expansion, that it will be practically impossible to remove from parkland dedication. Affected as it is by the noise from the north/south runway and noise and odor from the Point Woronzof sewage treatment plant, this area bears few characteristics of parkland. It would have been preferable to simply classify this land as open space, not to dedicate it as parkland at this time.

B. The HLBAC does not believe that the Municipality should have to pay out-of-pocket the additional cost of over-sizing the sewer main to the Clitheroe Center in order to service the Airport expansion. This cost has been previously estimated at \$288,000.00. We realize that this added value has been taken into account in the appraisal

process. However, having to pay this cost out of sale proceeds is quite different than having to pay it out of existing account balances.

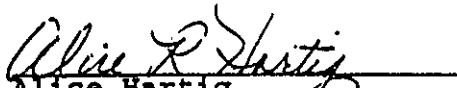
C. Since the HLBAC "paid" for the 40 acres of land on Raspberry Road for the Sand Lake School with its airport property, the 20-25 acres not needed for the school in this tract should be deposited into the Heritage Land Bank.

PASSED AND APPROVED THIS 12th DAY OF October, 1994

Attest:


E. Michael McElligott
Acting Director
Heritage Land Bank

Signed:


Alice R. Hartig
Chairperson
HLB Advisory Commission