

Municipal Clerk's Office
Amended 6/27/2017
Postponed Indefinitely
Date: 7/25/2017

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department/
Heritage Land Bank
For reading: May 9, 2017

ANCHORAGE, ALASKA
AR No. 2017-192, As Amended

1 **A RESOLUTION APPROVING THE HERITAGE LAND BANK 2017 ANNUAL**
2 **WORK PROGRAM AND 2018-2022 FIVE-YEAR MANAGEMENT PLAN.**
3
4

5 **WHEREAS**, pursuant to AMC 25.40.010, it is the mission of the Heritage Land
6 Bank (HLB) to manage uncommitted municipal land and the HLB Fund in a
7 manner designed to benefit the present and future citizens of Anchorage, promote
8 orderly development, and achieve the goals of the Comprehensive Plan; and
9

10 **WHEREAS**, pursuant to AMC 25.40.020B, the HLB Advisory Commission
11 (HLBAC), following public notice and hearing, shall recommend and submit for
12 Assembly approval an Annual Work Program, and a Five-Year HLB Management
13 Plan (Plan) not less than once every five years, that identifies proposed land
14 acquisition, management, transfer, inventory and disposal objectives; and
15

16 **WHEREAS**, HLBAC held a public hearing on April 13, 2017 approving HLBAC
17 Resolution 2017-02 recommending Assembly approval of the Plan; now, therefore,
18

19 **THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:**
20

21 **Section 1:** The HLB 2017 Annual Work Program and 2018-2022 Five-Year
22 Management Plan is hereby approved.
23

24 **Section 2:** This Resolution shall take effect immediately upon approval by the
25 Assembly.
26

27 PASSED AND APPROVED this _____ day of _____, 2017.
28
29
30

31 _____
32 Chair

33 ATTEST:
34
35
36

37 _____
Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 395-2017

Meeting Date: May 9, 2017

1

2 FROM: **MAYOR**

3 SUBJECT: **A RESOLUTION APPROVING THE HERITAGE LAND BANK 2017**
4 **ANNUAL WORK PROGRAM AND 2018-2022 FIVE-YEAR**
5 **MANAGEMENT PLAN**

6

7 The administration forwards for your consideration a Resolution approving the
8 proposed Heritage Land Bank (HLB) 2017 Annual Work Program and 2018-2022
9 Five-Year Management Plan (Plan). Pursuant to AMC 25.40.020B, the HLB shall
10 submit and the HLB Advisory Commission (HLBAC) shall recommend for
11 Assembly approval a Plan not less than once every five (5) years. This Plan
12 serves as a set of guidelines and proposed activities to accomplish the purpose
13 and mission of HLB. The Plan is subordinate to and must comply with all
14 Assembly approved regional and comprehensive plans.

15

16 The Plan includes details regarding HLB proposed land acquisitions, inventory,
17 management, transfers and disposal activities, including revenues and
18 expenditures of the HLB Fund.

19

20 AMC 25.40.020B also requires public notice of not less than forty-five (45) days
21 prior to a public hearing by the HLBAC on the Plan. On February 27, 2017, the
22 draft Plan was publicly noticed online and made available for download and sent
23 to all municipal agencies, community councils and municipal department directors
24 for review and comment. On April 13, 2017, HLBAC conducted a public hearing
25 and approved HLBAC Resolution 2017-02 recommending Assembly approval of
26 the Plan. The HLB requests your favorable consideration.

27

28 Prepared By: Real Estate Department
29 Approved: Robin E. Ward, Real Estate Department Director
30 Concur: Christopher M. Schutte, OECD Director
31 Concur: Michael K. Abbott, Municipal Manager
32 Respectfully submitted: Ethan A. Berkowitz, Mayor

33

34 Attachment:
35 2017 HLB Work Program and 2018-2022 Five-Year Management Plan



Municipality of Anchorage

Ethan Berkowitz, Mayor

– Real Estate Department / Heritage Land Bank –



July 14, 2017

Honorable Mayor Ethan A. Berkowitz
Anchorage Assembly

RE: AR 2017-192 A Resolution approving the Heritage Land Bank 2017 Annual Work Program and 2018-2022 Five-Year Management Plan

Dear Mayor and Anchorage Assembly:

The Heritage Land Bank Advisory Commission (HLBAC) requests to postpone indefinitely AR 2017-192, for the HLB 2017 Annual Work Program and 2018-2022 Five-Year Management Plan.

On July 13, 2017, the HLBAC held a worksession regarding the proposed Assembly Amendments and unanimously voted in support of this request.

Many of the proposed Amendments have fairly substantial changes to the plan and with the number of proposed Amendments, the HLBAC feels the need to take more time before bringing forward recommendations. The HLBAC intends to go into a worksession and evaluate these Amendments and their intent. HLBAC would like to offer constructive feedback that takes it back to an Annual Work Program that is a useful management tool, but still provide some re-assurance to people that brought up these concerns that these lands will be well-managed with consideration to the comprehensive and district plans. HLBAC would like to come back with a better effort of compromise for the 2018 Work Program.

Thank you for your consideration,

Kati Capozzi, Vice-Chair
HLBAC

Proposed Amendments to AR 2017-192

A RESOLUTION APPROVING THE HERITAGE LAND BANK 2017 ANNUAL WORK PROGRAM AND 2018-2022 FIVE-YEAR MANAGEMENT PLAN.

Submitted by: Assembly Member Constant

PROPOSED AMENDMENT #2

Purpose/Summary of Amendment # 2: This amendment is to the HLB 2017 Annual Work Program & 2018-2022 Five-Year Management Plan, Chapter 3., 2017 Work Program and Chapter 4. Five Year Work Plan: 2018-2012

REASONS:

- The HLB parcels, commonly known as the former Alaska Native Hospital site, have been underutilized for many years; and
- There is express community interest in seeing this site developed as an urban agriculture center; and
- An urban agriculture center project promotes food security; and
- This project promotes beautification in a part of town facing great challenges; and
- This project may provide training opportunities; and
- The geography of the site is ideal because the land is a large, flat, clear piece of land ideal for growing and secured by fencing; and
- There is a renaissance in local food production nationally; and
- There is an economic benefit of putting the land back into stable and long-term productive use.

TEXT OF AMENDMENT # 2

to add new language. [TO DELETE CURRENT DOCUMENT LANGUAGE,] and [~~to delete words proposed by the unamended AO that are not in current text~~]

Amendment # 2A.: AO attachment "DRAFT HLB Work Plan," Chapter 3, Page 24, is amended as follows:

2017 Potential Projects

...

HLB Parcels 4-046 & 4-047 – The former Native Hospital site, located at 3rd Avenue and Ingra Street, will continue to be made available by permit for short-term community uses. **Additionally, preparations, including assessing contamination extent, impact, and risk to health and human safety are needed before use of these parcels for any project including those that would promote agriculture and food security as outlined in the Five Year Work Plan.** These parcels may be rezoned and marketed for potential use by municipal agencies or for disposal **accordingly.**

Constant Amendment #2 Agenda Item No.11.A.

Amendment # 2B.: AO attachment “DRAFT HLB Work Plan,” Chapter 4, Page 31, is amended as follows adding at the end of the Proposed Projects section and before the “major activities” list:

Proposed Projects: 2018-2022

...

HLB Parcels 4-046 & 4-047 – There is strong interest in developing agricultural projects and food security policy in the Municipality of Anchorage. Parcels 4-046 and 4-047, the former Native Hospital site, are identified as potential locations to develop projects to promote agriculture and food security. If an agriculture project is undertaken, cover crop planting may be needed to prepare the site. HLB may consider actions to promote these uses and permit, lease, transfer or dispose for these and other purposes over the next five years.

In the coming years, HLB will continue to work on these and other major activities:

...

Will there be any public or private economic effect to the proposed amendment?

YES NO (check one) **If yes, please detail below.**

No



HERITAGE LAND BANK

2017 ANNUAL WORK PROGRAM & 2018-2022 FIVE-YEAR
MANAGEMENT PLAN



**Municipality of
Anchorage**
Ethan A. Berkowitz,
Mayor

Real Estate
Department
Robin E. Ward, Executive
Director

Heritage Land Bank
Division

Nicole Jones-Vogel, Land
Management Officer
Tammy R. Oswald, Land
Management Officer
Tawny Klebesadel, Office
Manager

Real Estate Services
Division

Tiffany Briggs, Property
Management Officer
Vacant, Foreclosure
Specialist

Table of Contents

Chapter 1. Heritage Land Bank Overview 5

A Brief History of the Heritage Land Bank 6

Land Management Objectives 8

Overview of Land Acquisition 8

 Table 1.1 Breakdown of HLB Inventory 9

 Table 1.2 Development Limitations 9

Annual Work Program 9

Five-Year Work Plan 10

Chapter 2. 2016 Progress Report..... 12

Disposals..... 12

Acquisitions 13

Transfers..... 13

 Table 2.1: Conservation Easements Managed by Heritage Land Bank..... 17

Chapter 3. 2017 Work Program 21

2017 Proposed Disposals..... 21

2017 Potential Acquisitions..... 22

2017 Potential Transfers 23

2017 Land Management 25

Chapter 4. Five Year Work Plan: 2018-2022 27

Proposed Disposals: 2018-2022 27

Proposed Acquisitions: 2018- 2022 29

Proposed Transfers: 2018 - 2022 30

Proposed Projects: 2018-2022 30

Appendices

- Appendix A: Regional Maps of HLB Inventory
- Appendix B: HLB Policies and Procedures
- Appendix C: HLB Fund Activities by Year and Fund Balance Graph: 1995-2016
- Appendix D: HLB Leases and Permits List (December 2016 spreadsheet)
- Appendix E: HLBAC Resolution 2017-02
- Appendix F: Response to Public and Community Council Comments

2016-17
Heritage Land Bank Commissioners



Left to right: Jim Fredrick, Wende Wilber, Robin Ward (Executive Director), Tim Trawver, Diana Stone Livingston, Peggy Looney, Kati Capozzi, and Ryan Lucas

Chair Tim Trawver | Vice-Chair Kati Capozzi

Ryan Mae Lucas | Peggy Looney | Diana Stone-Livingston | Wende Wilber | Jim Fredrick

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

COE – U.S. Army Corps of Engineers

DOD – U.S. Department of Defense

DOT&PF – Alaska Department of Transportation & Public Facilities

GIS – Geographic Information Systems

HLB – Heritage Land Bank

HLBAC – Heritage Land Bank Advisory Commission

ML&P – Municipal Light & Power

MOA – Municipality of Anchorage

NALA – North Anchorage Land Agreement

OECD – Office of Economic & Community Development

RED – Real Estate Department

RES – Real Estate Services

SOA – State of Alaska

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 laws 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, a little over 10,000 acres, which are divided into approximately 264 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 the overall 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 off-site 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 50 HLB parcels are leased or permitted to government agencies or to the private sector, and some are used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held by the HLB 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 agencies such as Anchorage Community Development Authority (ACDA), Anchorage Water and Wastewater Utility (AWWU), Municipal Light & Power (ML&P) or the Anchorage School District (ASD) for continued use by the MOA.

The Mayor, with Assembly approval, may also designate any municipal land or interest in land for placement in the HLB. However, land placed in the HLB generally is:

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

History

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 transferred to the municipality from the state as a result of the Municipal Entitlement Act. The Mayor and Anchorage Assembly created HLB to manage these lands 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. HLB staff handles the day-to-day land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed the first land inventory. This inventory exists in an online version for public and municipal access at www.muni.org/departments/hlb. It includes maps and categories of all HLB land by region. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, acreage and includes a statement of management intent, where applicable. The inventory also lists leases on HLB land. Interactive mapping can be found on the MOA Mapping webpage.

State Entitlements

A priority for HLB is the continuing conveyance of title to the municipality's outstanding land entitlements. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, there remains a shortfall. Several parcels of land are still in the process of being conveyed, including parcels in Chugiak, Indian, and Girdwood.

Accomplishments

Many significant land uses and facilities in Anchorage have become developed over the years through contributions from the HLB inventory or fund.

HLB commercial, civic, and recreational contributions in Anchorage & Eagle River area include:

- multiple school sites throughout the municipality;
- the Cuddy Family Mid-Town Park;
- demolition of Hollywood Vista apartments site for new development on Government Hill;
- protection of several parcels including Connor's and Klatt Bogs;
- Botanical Gardens lease on HLB lands;
- Rabbit Creek Greenbelt, Eagle River Greenbelt, and Section 36;
- Long-term lease of the Chugiak Senior Center;
- disposal of the NW1/4 of Section 25 to the Parks and Recreation Department (Parks) for addition to Beach Lake Park; further inclusion of HLB parcels into Beach Lake Park (2017)
- use of the Girdwood Library site;
- and the sale of HLB land to TDX Corporation for the development of Alaska Master Park.

HLB's commercial, civic, and recreational contributions in Girdwood include:

- the designation of Moose Meadows Park;
- land for the post office;
- parking expansion plans for town square;
- permits through Girdwood Parks and Recreation for Girdwood events;
- platting of the Girdwood Industrial Park Subdivision Phase I;
- library/community center;
- and Nordic ski trails.

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.

Our goal has been, and continues to be, managing the Fund in order to achieve our mission's objectives, 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, and seeks 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 Inter-Governmental Agreements.

Our management objectives include:

1. Ensuring that all HLB lands and conservation easement rights 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.
2. Continuing to aggressively enforce trespass violations, from posting signs and installing fences in areas of known campsites to removal of illegal structures and vehicles.
3. Basing all land use authorizations on prevailing market rates except where otherwise provided by AMC § 25.40.
4. Disposing of lands excess to municipal need, both immediate need and potential future need, from its inventory to the appropriate municipal agency with the capability to manage and utilize improved facilities.
5. Assisting implementation and supporting municipal plans in accordance with HLB policy and economic guidelines.
6. Insuring the establishment of a mitigation banking instrument and creation of conservation easements to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan, and generate revenue through the sale of compensatory mitigation credits.

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.

As in past years, the MOA will continue to work closely with the state to resolve any remaining land entitlement issues. The MOA has decision documents for several parcels for which we do not yet have the patent. This issue has been addressed by the State; the State notified HLB that for, management purposes, the decision document issued for

conveyance of lands is tantamount to patent regardless of patent status.
North Anchorage Land Agreement (NALA)

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., SOA, and MOA. NALA provides for the future allocation of existing military land to the north and east of Anchorage, in the event it is declared excess to the Department of Defense (DOD). However, this could occur only in the event that DOD formally declares the land as excess to its needs in the Anchorage area. 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. As part of the entitlement lands issue, HLB may consider possible land trades with Eklutna, Inc., and the SOA in conjunction with NALA discussions.

Table 1.1 Breakdown of HLB Inventory

The following is a breakdown of estimated acreage in the HLB inventory.

ACREAGE (Estimate)*	Anchorage Bowl	Chugiak/ Eagle River	Girdwood	HLB Total Acreage:
HLB Wetlands	1,223	47	776	2,046
HLB Uplands	1,732	1,304	5,687	8,723
Est'd. Total HLB Acreage:	2,955	1,351	6,463	10,769

Table 1.2 Development Limitations

Patent restrictions, Anchorage Bowl**	846 acres
Leases and Permits (SOA Crime Lab, Alyeska Resort, etc.)	1,653 acres
Under other MOA agency management (parks, snow disposal, etc.)	1,125 acres
Managed by State Parks	2,240 acres
Requested for future MOA use (Section 36, former native hosp. site, etc.)	665 acres
Inaccessible, mountainous, floodplain parcels (avalanche zones, no roads)	1,632 acres
Wetlands – Classes A and B (current estimates)	2,046 acres
Contaminated parcels (Reeve Blvd., Mt. View Drive properties)	1 acre
Remaining Acreage Potential For Development:	561 acres

* Figures are based on GIS approximations

** Disposal prohibited under patent from the federal or state government.

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 Procedures for maintaining the public trust and continued public involvement throughout the process, 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 which no municipal purpose has been reserved or identified) for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020.B, 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. In addition, 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. By comparison, all other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. The public will have additional opportunity to comment when a public hearing is later scheduled on each particular work item included in the approved annual work program. 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 land transfers from the HLB inventory to other agencies. Considerable effort is made to keep the public notified of proposed HLB activities through neighborhood mailings, publication of the agenda and via online information maintained on its web page. In addition, HLB maintains a standing list of people who request to receive notification of proposed HLB actions, and will mail notices of all proposed actions to this list. Any additions to the proposed list of disposals through sale, exchange, or lease, however, will require an amendment to the work program with approval by the HLBAC and Assembly.

HLB recognizes the need to accommodate new projects, or to delete proposed projects if or when circumstances warrant. Therefore, during the course of the year some reprioritization of work items may occur in order to address new developments.

The public has ample opportunity to comment on any proposed action of the HLBAC. Each year, the annual work program attempts to address any and all foreseeable land activities, with a resolution from the HLBAC recommending Assembly approval after the required public notice and hearing. This action will require further public involvement prior to obtaining approval by the Assembly.

Five-Year Work Plan

Predicting future market demand is a challenging undertaking. The success of land transactions often depends upon economic conditions, financing, creative marketing strategies, good ideas, politics and luck. Consequently, the one-year and five-year plans are best used as an overall guide to which the HLB tries its best to adhere. As an enterprise activity, the administration recognizes that the HLB must be prepared to seek out or recognize unforeseen opportunities as they arise

that promote the goals of the Anchorage Comprehensive Plan. Many changing and challenging factors make long range forecasting difficult, therefore the assumptions, objectives and projections that follow in this document are our best attempt at a single point in time for charting our future.

As previously noted, when it is determined that no municipal purposes can be identified by municipal agencies and when market conditions are generally determined favorable, HLB may sell, exchange or lease particular parcels within its inventory. This action follows public and agency reviews, an HLBAC recommendation after a public hearing, with Mayor and Assembly approval.

Such land management decisions, including land disposals, strives to be consistent with the AMC, the Anchorage Comprehensive Plan and its component area plans, and implementing measures. If it cannot be determined whether a proposed management or disposal action is consistent with the Comprehensive Plan and implementing measures, the HLB shall complete a site-specific land use study prior to a final management or disposal decision.

Chapter 2. 2016 Progress Report

The HLB worked towards and accomplished a number of significant projects in 2016. Several leases were approved and executed – along with easements and intra-governmental agreements – while remaining focused on administering and completing capital and planning projects.

Disposals

HLB inventory disposals can include sales, exchanges, leases and easements to the 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. If an agency identifies a need for HLB land (present or future) and provides sufficient justification for such need, HLB may initiate a withdrawal review process for such lands on behalf of the requesting agency. If HLB cannot satisfy the identified needs from the HLB inventory, attempts to acquire land for that purpose may be initiated. Following are disposal-related activities by HLB.

HLB Parcel 3-011 – AWWU requested an Intra-Governmental Permit (IGP) for a pressure reducing valve (PRV) substation on a parcel in the Glenn Square Mall. All approvals have been obtained; AWWU is completing approval conditions and then IGP will be executed.

HLB Parcels 3-035, 3-035A, 3-038, 3-041, & 3-045 – MOA PM&E has funding to improve Campbell Airstrip Road, the road improvements will include trails and a lit tunnel on the dog mushing trail.

HLB Parcel 3-064 – A request from CEA to underground electrical facilities on the north property line and a lease request for a telecommunications tower from Verizon Wireless, LLC was approved and executed.

HLB Parcels 5-010, 5-011, & 5-012 – The Alaska State Department of Transportation and Public Facilities (ADOT&PF) removed reversionary clauses in 2015 for these Maui Industrial Subdivision parcels; approval of disposal by lease was recommended by HLBAC; however, a lease agreement has not been brought to the Anchorage Assembly.

HLB Parcel CE 5-041 – In November 2016, a Conservation Easement was recorded for required mitigation associated with the 100th Ave Extension wetland impacts. The CE will be managed by HLB and the land is held in Real Estate Services.

HLB Parcel 6-022 – Girdwood Park ‘n Ride facility had been contained within an IGP which needed to be excluded from the IGP. This disposal was a housekeeping activity.

HLB Parcel 6-036 & 6-134 – These parcels were leveraged through an IGP for a Public Use and Drainage easement to allow the construction of Egloff Drive.

HLB Parcel 6-057 –The Girdwood Industrial Park Subdivision Phase I (Plat 2016-67) was recorded in September, 2016. The plat created HLB Parcels 6-057-1, 6-057-2 & 6-057A-F.

- HLB Parcels 6-057-1 & 2 were transferred to Real Estate Services with Management Authority given to AWWU.
- HLB Parcels 6-057A-E have been offered as ground lease parcels to current permittees currently operating off of those lots.

HLB Parcel 6-251 –Intra-Governmental Agreement was passed and approved by the HLBAC for the Girdwood Hand Tram to be maintained by Girdwood Parks & Recreation. During this process it was identified that the Hand Tram is located outside of the Girdwood Valley Service Area and that service area boundary needs to be amended to include the many trails on HLB parcels that are managed and maintained by the Girdwood Parks & Recreation division. A special ballot measure is being considered for the April 2017 ballot.

Turnagain Arm – Seven HLB parcels along Turnagain Arm were requested for electric easements where transmission lines are currently. The disposal was recommended by the HLBAC and it is expected to be executed in 2017.

Acquisitions

No lands were brought into the HLB inventory in 2016.

Transfers

HLB Parcel 1-109 & 1-110 were transferred out of HLB inventory and placed in Real Estate Services with Management Authority transferred to MOA Street Maintenance and Anchorage School District, respectively. Both parcels are part of the Yosemite Tracts Subdivision (Plat 2015-101) and have been developed and have existing uses. Prior to transfer Intra-Governmental Permits were authorized for both tracts; 1-109 required a storm drainage easement and for 1-110 an electrical easement was necessary.

HLB Parcel 6-057-1 & 6-057-2 were transferred out of HLB inventory, placed in Real Estate Services, with Management Authority to AWWU.

Land Management

Prior to a sale, exchange, lease, transfer or other major management decision involving HLB land, the MOA may determine if a site-specific land use study is necessary. A study is generally required by code if it is unclear whether the Comprehensive Plan and implementing measures provide enough specific guidance for the particular property in question. These studies address community facility needs including roads; parks; schools; utilities; trails; identifying historical and natural landmarks; natural hazard areas; environmentally sensitive lands; residential; commercial; industrial areas; and the compatibility of the proposed use or activity with adjacent areas. There

were not any updated or newly drafted land use studies; however, on-going management issues of HLB properties persisted. See Chapter 3 for upcoming land use planning updates.

Reversionary Clauses – In many cases, municipal lands are encumbered by “reversionary clauses” that require the conveyance of the property back to the previous owner (usually the state or federal government) if the property is no longer used for a specified purpose.

HLB Parcels 4-001, 4-004, 4-005 & 4-006 - Contiguous parcels located in downtown Anchorage at 7th Avenue and I Street, currently permitted to the ACDA. All the lots were encumbered by a deed restriction and reversionary clause that limited their use to municipal purposes only. In early 2013, the state’s congressional representatives introduced HR 585 and S 182, bills to provide for the disencumbering of titles to formerly federally owned land now owned by the MOA, and called the *Anchorage Land Conveyance Act of 2013*. With reversionary clauses removed through passage of this act, these parcels can now be disposed from the inventory to the private sector.

HLB Parcels 4-004, 4-005, & 4-006 were offered to the private sector through the Request for Proposals process. Cook Inlet Housing Authority was the successful bidder and is currently working through design, funding, and Assembly approval for purchase.

HLB Parcels 4-033 & 4-034 - The Point Woronzof Old Compost Facility has been cleaned of remaining debris and unusable outbuildings from previous lessee; wood, glass and sheetrock has been processed on site; and contamination remediation is planned for 2017.

Section 36: HLB Parcels 2-125 & 2-126 - An area of approximately 232 acres located south of Clark’s Road, are being held in HLB inventory for preservation in accordance with the Section 36 Master Plan. These parcels are of high interest to both the Rabbit Creek Community Council members and the Bear Valley Community Council members. HLB Staff worked closely with the Rabbit Creek Community Council and the MOA Parks & Recreation Department throughout 2015 and 2016 to identify a process for approving trails through these parcels. In 2016, a wetland delineation was completed and submitted to the U.S. Army Corps of Engineers (COE).

This project will continue in 2017 as HLB works toward potential trail locations from the neighboring Community Councils, mitigation bank Site Plan development, Conservation Easement document, and COE review and approval of aforementioned documents.

Girdwood Industrial Park Subdivision – The Girdwood Industrial Park Subdivision Phase I (Plat 2016-67) recorded in September 2016. HLB entered into a Subdivision Agreement and is working with AWWU to complete the infrastructure improvements. Girdwood Board of Supervisors and permittees have been informed through continual updates and site visits. Improvements are expected to begin summer 2017.

Inventory Mapping – HLB has continued to coordinate with the Geographic Information and Data Center (GIDC) to publish a mapping application for HLB parcels. This mapping application is available on the MOA website and can be used from any mobile device.

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites were remediated or remediation programs were initiated, including the following:

HLB Parcel 3-004 - This parcel, located on Reeve Boulevard, is a PCB-contaminated site that was administratively closed by Alaska Department of Environmental Conservation (ADEC) in 2012 with Institutional Controls. HLB had the site fenced in summer 2013, and transferred management of the parcel to Public Works/Street Maintenance. We received the Environmental Protection Agency (EPA) closure letter and the ADEC is preparing the final closure documents. This site will continue to be monitored on a yearly basis for EPA reporting and a 5-year basis for ADEC reporting.

HLB Parcel 3-009 – Parcel 3-009 is in HLB inventory; however, it is managed by MOA Maintenance and Operations. The site has a history of several contamination incidents. In 2015, final work was done on cleanup with monitoring wells being decommissioned for ADEC File Number: 2100.38.388. Cleanup Complete Determination letter (with Institutional Controls) was issued on February 2, 2016.

HLB Parcel 3-010 – This parcel is located at the north entrance of the Glenn Square Mall adjacent to the Special Olympics Alaska site. This is a long-standing contamination site from a previous mechanic shop. The MOA has done several rounds of assessment work to determine the extent of contamination. During the spring of 2017, HLB will continue that effort and will be installing groundwater monitoring wells and doing soil sampling in an effort to achieve Institutional Controls Cleanup Complete (ICCC) status. Concurrently, Special Olympics Alaska will be preparing a packet to present to the HLBAC to discuss a potential reuse of the site.

HLB Parcel 4-043D – Site visits were conducted in 2015 to verify the absence of ground water monitoring wells. Information was made available to ADEC that resulted in a Cleanup Complete letter being issued

Wetland Mitigation – As noted in Chapter 1, HLB has been increasingly called upon to provide wetlands mitigation required by the COE for various government projects. HLB staff has been working closely with municipal, state, and federal agency staff on a number of projects requiring wetlands mitigation. Currently, HLB is working on a site in Bear Valley

and looking for a site in the Girdwood Valley.

The COE and EPA regulations require that implementation of compensatory mitigation necessary for COE permits shall be, to the maximum extent practicable, in advance of or concurrent with the activity causing the impacts. HLB has developed policies regarding the provision of wetlands mitigation to other municipal agencies as a means of preserving lands and the HLB Fund.

HLB performs annual site inspections and monitoring of seven Conservation Easements (See Table 2.1). HLB is responsible for approximately 150 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the COE 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 site, considerable time is necessary to evaluate the wetland functions and overall health of the site. 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 under frozen conditions.

Parcel	Conservation Easement Establishment Year	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
		Total: 153.7 acres

Table 2.1: Conservation Easements Managed by Heritage Land Bank

HLB has completed the Umbrella Mitigation Banking Instrument and is working to identify acceptable bank sites. The COE acceptance of a final mitigation banking instrument will permit HLB to operate a Bank and allow the MOA to competitively price wetland credits to meet the needs of developers, private individuals, and public projects.

Trespass Issues – The Assembly and administration are treating illegal campsites as a public nuisance and working to address growing community concerns regarding trespass camps. Trespass camps and other illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. In wooded areas, camping and related activities such as deposits of refuse and construction of small structures are common. Additionally, HLB must routinely deal with abandoned vehicles, garbage, party activities, and destructive off-road vehicle use. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

HLB Parcels 4-046 & 4-047 – The Former Native Hospital Site continues to be a challenging site to manage. Its proximity to social services lends the land to high use for illegal campsites. In 2014, in coordination with Anchorage Police Department, HLB installed a fence to mitigate trespass issues. Since the fence installation in 2014, HLB fields calls multiple times a month to address issues with the integrity of the fence.

HLB Parcel 1-084 – Through contract summary work, it was identified that a trespass issue is occurring on a remote Eagle River property. The trespass is in part an access issue, but further, it may be that part of the adjacent development is on HLB property. A letter has been sent, on an annual basis, to the property owner putting them on notice until the issue is resolved.

HLB Inventory – The HLB strives to maintain complete and current records of all lands in its inventory with the assistance of the MOA’s Geographic Information Systems (GIS) Section. Parcel information is updated in HLB records on a regular basis as changes occur. The updated inventory incorporates mapping software from GIS to provide the public with the latest in mapping technology. The HLB mapping application is available online, by visiting the HLB web page: www.muni.org/departments/hlb.

Municipal Entitlements

As in past years, the MOA will continue to work closely with the state to resolve any remaining land entitlement issues.

Surveys –Survey of the 105-acre Indian Valley parcel is mostly complete, but trespass issues related to expired mining claims prevent MOA from accepting final patent.

Table 2.2: 2016 Heritage Land Bank Advisory Commission Resolutions

Resolution No.	Subject	Date	Action
2016-01	Approval of disposal by Intra-Governmental Permit for a Public Use Easement on a portion of HLB Parcel 6-036 legally described as Tract 1 Glacier View Estates Subdivision (Plat 2008-18) for Egloff Drive improvements in Girdwood	1/14/16	Approved
2016-02	Approval of disposal by lease with development requirements of HLB Parcels 5-010, 5-011 and 5-012 legally described as Lots 3, 4 and 5 Tract 3 Maui Industrial Park Subdivision (Plat 77-133)	1/14/16	Approved
2016-03	Approval of the 2016 HLB Work Program and 2017-2021 Five-Year Management Plan	4/14/16	Approved
2016-04	Approval of disposal by perpetual, non-exclusive electrical easements to Chugach Electric Association, Inc. on seven (7) HLB Parcels, legally described as NW1/4 portion (ptn) of SEC 5 T10N R1W, in Indian; ptn remnant SEC 9 & 10 T10N R1W; NE1/4 ptn of SEC 9 T10N R1W; USS 3202 Lots 8 & 11 SEC 10 T10N R1W, in Bird Creek; and USS 4805 Lot 2; Tract 29D T10N R2E (Plat 73-220), in Girdwood.	4/14/16	Approved
2016-05	Approval of the disposal by perpetual, non-exclusive electrical easement to Matanuska Electric Association, Inc. on a portion of HLB Parcel 1-110, legally described as Tract 2 Yosemite Tracts Subdivision (Plat 2015-101), in Eagle River, at less than fair market value.	5/12/16	Approved
2016-06	Approval of the disposal by perpetual, Intra-Governmental Permit for Public Use Easement on a portion of HLB Parcel 3-035, legally described as NE4 NW4 SEC 35 T13W R3W, for the Campbell Airstrip Road Improvement Project.	5/12/16	Approved
2016-07	Approval of the disposal by Intra-Governmental Permit for a storm drainage easement to Project Management & Engineering on a portion of HLB Parcel 1-109, legally described as Tract 1 Yosemite Tracts Subdivision (Plat 2015-101), in Eagle River, at less than fair market value.	7/14/16	Approved
2016-08	Approval of the withdrawal and transfer of HLB Parcels 1-109 and 1-110 to the Real Estate Services general inventory, legally described as Tracts 1 and 2 Yosemite Tracts Subdivision (Plat 2015-101), in Eagle River.	7/14/16	Approved
2016-09	Approval of an Intra-Governmental Agreement with Girdwood Parks & Recreation for the maintenance and operations of the Four Corners Tram on the Winner Creek Trail within HLB Parcel 6-251, legally described as T10N R2E SEC 33,34,35 ptns and T11N R2E SEC 2,3,4,9,10 ptns of ADL-226424 (West ptn), located in Girdwood.	7/14/16	Approved
2016-10	Approval of the disposal by Intra-Governmental Permit for Public Right-of-Way to Project Management & Engineering on a portion of HLB Parcel 6-022, legally described as Block 2 New Girdwood Townsite Alaska Subdivision (Plat 64-111), in Girdwood.	7/14/16	Approved
2016-11	Approval of disposal by perpetual, non-exclusive electrical easement to Chugach Electric Association, Inc. on a portion of HLB Parcel 3-064, legally described as N1/2 NE1/4 SEC 4 T12N R3W.	9/8/16	Approved
2016-12	Approval of the disposal by Intra-Governmental Permit for a valve vault substation to Anchorage Water and Wastewater Utility on a portion of HLB Parcel 3-011, legally described as Fragment Lot 1 Tract 1A-1 Mountain View Development Subdivision (Plat 2014-77).	9/8/16	Approved
2016-13	Approval of the disposal by lease to Verizon Wireless, LLC for a telecommunication facility on a portion of HLB Parcel 3-064, legally described as N1/2 NE1/4 SEC 4 T12N R3W and Amend the HLB 2016 Annual Work Program & 2017 – 2021 Five-Year Management Plan.	11/10/16	Approved

2016-14(S)	Approval of the disposals by Intra-Governmental Permit for Public Use Easement to Project Management & Engineering on portions of HLB Parcels 3-038, 3-040 and 3-045, legally described as E1/2 SE1/4 NW1/4 SEC 35 T13N R3W, E1/2 NE1/4 SW1/4 SEC 35 T13N R3W, and S1/2 NE1/4 SEC 35 T13N R3W for the Campbell Airstrip Road project and Amend the HLB 2016 Annual Work Program & 2017 – 2021 Five-Year Management Plan.	11/10/16	Approved
2016-15	Approval of the disposal by perpetual, telephone and electric easement to Chugach Electric Association, Inc. on a portion of HLB Parcel 3-041, legally described as NW1/4 NE1/4 Tract B SEC 35 T13N R3W, for the Campbell Airstrip Road project and Amend the HLB 2016 Annual Work Program & 2017 – 2021 Five-Year Management Plan.	11/10/16	Approved
2016-16	Approval of the Draft Chugiak-Eagle River Site Specific Land Use Plan Update.	11/10/16	Postponed to 12/8/16
2016-16(S)	Approval of the Draft Chugiak-Eagle River Site Specific Land Use Plan Update.	12/8/16	Approved
2016-17	Approval of the disposal by non-competitive sale of HLB Parcels 6-057-1 and 6-057-2 to Anchorage Water and Wastewater Utility (AWWU), legally described as Tract A and Lot 1 Block 1 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).	12/8/2016	Approved
2016-18	Approval of the disposal by lease of HLB Parcel 6-057A to H.R. Redmond Company, Inc., legally described as Lot 1 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).	12/8/2016	Approved
2016-19	Approval of the disposal by lease of HLB Parcels 6-057B, C & E to Geo Contracting, LLC, legally described as Lots 2, 3 & 5 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).	12/8/2016	Approved
2016-20	Approval of the disposal by lease of HLB Parcel 6-057D to On Sight Snow Removal, legally described as Lot 4 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).	12/8/2016	Approved

Chapter 3. 2017 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. Mayor Berkowitz attended a 2016 Heritage Land Bank Advisory Commission meeting expressing his vision for municipal-wide development. 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. Input on disposals and implementation of the HLB Work Plan will be the major items in 2017.

2017 Proposed Disposals

HLB Parcel 1-074 – HLB staff will be conducting an update of the Chugiak-Eagle River Site-Specific Land Use Plan in preparation for rezoning and re-platting for future disposal opportunities. This parcel has potential for providing high density housing in Eagle River in addition to public facilities. The Plan Update will delve deeper into development constraints and financial feasibility; see *Studies and Planning* on page 25.

HLB Parcels 1-093 & 1-094 – These two (2) of five (5) parcels were retained during the tax foreclosure process in 1997. Subsequently, Chugach Park Drive was constructed. These parcels will be further evaluated for municipal need and may be considered for disposal.

HLB Parcel 2-144 – This 37.5-acre parcel located above Potter Valley was offered for sale in 2007, 2008, 2009, and 2012 by sealed bid sale, and received no bids. The parcel is being actively marketed at this time, noting that in accordance with the Potter Valley Land Use Study, conditions of the sale require that open space and parkland be reserved by the developer as part of the subdivision platting process. Staff have recorded trail and road easements and the re-platting process is in the final stages, which will enable the property a more efficient sale.

HLB Parcel 2-156 – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, and will be considered for disposal.

HLB Parcel 3-011 – This parcel is located at the Glenn Square Mall and is currently vacant and being used for stormwater treatment from the development. AWWU has identified this site as a possible substation, and conditional approval has been obtained from the HLBAC and Assembly.

HLB Parcel 4-001 – This lot is located along the slope of Christensen Drive, south of 2nd Avenue in Anchorage. The property has been surveyed and potential for right-of-way vacations has been identified that would increase the square footage and functionality of the property.

HLB Parcels 4-004, 4005, and 4-006 – A Request for Proposals (RFP) was issued late 2016 with a successful proposer, Cook Inlet Housing Authority, for a mixed-use development.

HLB Parcels 5-010, 5-011, and 5-012 – The Maui Industrial lots are being actively marketed for possible disposal by long-term land lease. These parcels are impacted by General Permit-eligible wetlands and a wetland permit will be a condition of the lease disposal.

HLB Parcel 6-008 - This 2.5 acre residential parcel in Bird Creek was initially offered for sale in 2010, 2011, and 2012 but no bids were received. A Resolution was passed by the HLBAC and approved by the Assembly that will make the parcel more attractive. HLB will continue to market it.

HLB Parcel 6-040 – This parcel (43-acre) in Girdwood is being considered as an addition during the update of the Girdwood Area Plan for large lot residential development.

HLB Parcel 6-134 – The Girdwood South Townsite Tract D-5 has been before the HLBAC with a recommendation for disposal. We are working through Public Use Easement request and will be marketing the Tract in 2017. The Egloff Drive project has provided an opportunity to front the parcel with water. In 2016, a water main was fully fronted on this parcel making it more marketable; both public sewer and water are available to this tract.

Girdwood Trails – Easements will continue to be reserved for the trail system in Girdwood Valley with management authority transferred to Girdwood Parks. Surveys of the existing trails are required to specifically identify current locations and provide mapping for easement documents. Recorded easements are necessary to protect existing trails and to provide site control for obtaining grant funds for construction and maintenance.

Iditarod National Historic Trail – The U.S. Forest Service has preliminary designs and construction funding for a portion of the Iditarod National Historic Trail (INHT) on HLB Parcel 6-057F. Phase I of the INHT was started in 2016 in addition to extensive trail planning for remaining phases; Phase II of the trail was brush cut. The over-all trail plan will connect with existing trail on the north side of the Alyeska Highway.

2017 Potential Acquisitions

Municipal Entitlement Lands – As discussed in Chapter 1, 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 Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. These parcels will be in Real Estate Services inventory; however, they are part of a large Class B wetland complex that the MOA eventually seeks to place a Conservation Easement on for impacts associated with area road improvements.

Archives Property – The MOA has been in the process of acquiring the federal Archives

property near Cuddy Park in midtown. It is expected that the MOA will purchase this site in 2017 pending negotiations and funding availability.

Bear Valley Property – A private property owner with a large hemlock tree stand in Bear Valley has requested the MOA take ownership of the property and conserve the site in perpetuity. This parcel is outside of the Parks & Recreation Service Area; however, should the service area boundary be modified the MOA may agree to accept the site. The April ballot will include a proposition to expand the service area in Bear Valley.

2017 Potential Transfers

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. Any acquired Laurel Acres properties will be transferred to Real Estate Services for management.

Peacock Cleaners Property – This former dry cleaner site located on the corner of Tudor Road and Lake Otis has been monitored for contamination. It will be considered for inclusion in the HLB inventory until such a time a reuse plan has been identified.

2017 Potential Projects

Revolving HLB Fund – HLB staff will be drafting a revolving fund account, with policies and procedures, for review and approval by the HLBAC to proactively acquire key parcels to further economic development in the Municipality.

Request for Proposals (RFPs) –The RED will be working on two RFPs in partnership with several MOA and State departments. The two that are expected are the historic property housing the Wireless Buildings in Government Hill and Block 102 in downtown Anchorage.

Girdwood Industrial Park Subdivision Phase I Improvements – Long-term ground leases are being considered by the Assembly. Staff will be managing the subdivision improvements during summer 2017 and evaluating Phase II and Phase III for feasibility and timeline for implementation.

Girdwood South Townsite Parcels - HLB continues to support interest in developing the Girdwood South Townsite as documented in the Master Plan. HLB will continue to work with the Girdwood Family Village Team on their plan developments targeting Tract G-6. Efforts towards tenants on Tract D-5 will be pursued as well.

Girdwood Cemetery – The ballot proposition in 2015 passed and Girdwood Cemetery Committee continues to seek a suitable site to locate the cemetery. Girdwood staff hired CRW Engineering, LLC to conduct a feasibility study on HLB Parcel 6-018 – the study supported the feasibility of the cemetery site on this tract. Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2017 as they

formulate a cemetery design.

HLB Parcels 4-046 & 4-047 – The former Native Hospital site, located at 3rd Avenue and Ingra Street, will continue to be made available by permit for short-term community uses. These parcels may be rezoned and marketed for potential use by municipal agencies or for disposal.

Heritage Land Bank Umbrella Mitigation Banking Instrument – As discussed in Chapter 2, HLB is working to develop programs that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality, while generating revenue through the sale of mitigation credits. These programs will utilize strategies available through the COE permitting process, establishing a mitigation banking agreement with the COE to protect our waterways and watersheds while generating income for municipal use. In response to COE and agency comments, HLB has developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon COE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on the those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Section 36: HLB Parcels 2-125 & 2-126 – With the completion of the Parks Master Plan, management of the northern portion of the section has been transferred to Parks. The southern part of Section 36 encompasses 232 acres, including approximately 92 acres of wetlands and contains creek corridors. These portions of Section 36 are being considered for inclusion into the HLB Mitigation Bank for conservation of habitat and other ecological values. Trail easements or access through the wetlands areas of Section 36 will need to be defined prior to execution of a conservation easement in order to ensure connectivity for public use and access from Storck Park and Bear Valley School to the rest of Section 36 in accordance with the Section 36 Master Plan. HLB intends to transfer management authority, of HLB Parcels 2-125 and 2-126, to Parks, consistent with the Section 36 Master Plan.

Girdwood Valley – Utilizing information in the MOA Wetlands Prioritization List, identify a wetland bank site in the Girdwood Valley.

Contaminated Sites – The HLB continues to respond to the need for remediating contamination on municipally owned land, assisting the RED as a whole by supporting and administering cleanup grants and other remediation projects on land not in the HLB inventory. See *Studies and Planning* on page 25.

Reversionary Clauses on municipal land – Each year HLB staff reviews existing reversionary clause restrictions on municipal land to determine the likelihood of removal based on the grantor of the deeds.

2017 Land Management

Uncommitted lands include those held in reserve in the HLB inventory for possible future needs by various municipal agencies. Regular inspections of accessible HLB property are a high management priority. Insect damage, illegal dumping of hazardous materials, and vandalism can be mitigated through regular inspections, particularly in areas prone to trespass.

HLB Parcel 6-002 - Trespass has been identified in the Indian area on lands in HLB management, but not yet patented. Two parties claim ownership of about 40 acres due to earlier mining claim activity. Several structures are constructed on the property. HLB, along with the Alaska Department of Natural Resources, asserts that the claims are invalid and the occupation is in trespass. In 2011, HLB started a mining claim review and analysis process to demonstrate that the claims are invalid. In 2017, HLB and the Municipal Attorney's Office will continue to use the results to determine whether a court action is necessary to remove the trespassers and will take actions to clear the land of the trespass and encumbrances. HLB will then work towards completing the steps necessary to obtain patent to the municipal entitlement lands.

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. The state has conveyed a few acres to MOA to use in an exchange that facilitates resolution of trespass by the homeowners. 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 – In recent years, Anchorage's aging forests have become prone to Spruce Bark Beetle infestation. Increasing numbers of spruce trees have fallen prey to this devastating plague, leading to a rise in the 'fire fuel load' on some of HLB forested lands. The Anchorage Fire Department will continue to address the higher priority parcels, contracting fire crews to clear out high fuel load areas on some HLB property, and plan to prioritize parcels adjacent to the national forest.

Conservation Easement Annual Monitoring – Annual site monitoring of conservation easements occur during the growing season and on occasion during other times of the year.

Studies and Planning

EPA Brownfields Grant Implementation – During the end of 2016, RED in coordination with the Planning Department, prepared and submitted an EPA Grant for an area-wide assessment including Phase I, Phase II, and Cleanup Action Plans. The grant, if awarded, would be jointly managed between the departments with a grant award amount of up to \$300,000.

Girdwood Area Plan Update –There is considerable interest in economic growth in the Girdwood Area. HLB has several projects underway and the residents of Girdwood have requested an update to the Girdwood Area Plan. Since HLB is a large land holder in the Girdwood valley, it is expected that we will play an active role. The Planning Department is exploring mechanisms to assist the Girdwood Community on a plan update, in the meantime Girdwood 2020 is beginning the process to update the Girdwood Area Plan.

Chugiak-Eagle River Site-Specific Land Use Study—Update – Agnew::Beck was hired to assist HLB with an update to the Chugiak-Eagle River Site-Specific Land Use Study update. That update is in draft form, with a recommendation of approval from the HLBAC. The document is expected to go to Planning and Zoning Commission in 2017 for review and approval pending a development pro forma from Agnew::Beck.

Real Estate Department Logo – Branding is an opportunity to highlight what the Department is doing so that the general public is aware of our projects, cooperative agreement across departments, and our approved planning documents. Designing a Real Estate Department logo that also captures the essence of the Heritage Land Bank is a project that staff will be working on in 2017.

Surveys

HLB Parcels 1-075 & 1-076 – The surplus Old Glenn Highway right-of-way in front of these parcels have been requested for conveyance to HLB. The property has been surveyed and it is expected to be resolved in 2017.

HLB Parcel 6-002 – Issues persist with mining claims for this property; however, HLB is continuing to address the issues and working towards a resolution will continue as a land management task for 6-002 into 2017.

In 2017, HLB staff in coordination with the Geographic Information and Data Center (GIDC) will be pursuing the purchase of a drone to capture imagery of difficult to access properties and those properties with conservation easements for annual monitoring.

Chapter 4. Five Year Work Plan: 2018-2022

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.

Proposed Disposals: 2018-2022

Region 1 – Chugiak–Eagle River

1. *HLB Parcel 1-007C* – This approximately 20 acre parcel in a large lot Chugiak residential neighborhood was offered for competitive sale in 2008, but did not attract any bids. As economic conditions improve, HLB will continue monitoring the market for large rural parcels in 2015 to determine an appropriate offering timeframe.
2. *HLB Parcel 1-111* – Predevelopment work on this 25-acre tract in the Yosemite Tracts Subdivision.
3. *HLB Parcel 1-074* – Consistent with the Chugiak-Eagle River Site-Specific Land Use Plan, the 92-acre parcel is planned for disposal as early as 2017 with focus on disposal to AWWU for a water reservoir. HLB, when appropriate, will nominate the Harry McDonald Road during the review of the AMATS Transportation Improvement Plan update for potential federal funding for upgrading to a Collector road standard.
4. *HLB Parcel 1-089* – A 36.73-acre developable portion of this 153 acre parcel may be considered for future sale.
5. *HLB Parcels 1-093 & 1-094* – These two (2) of five (5) parcels were retained during the tax foreclosure process in 1997. Subsequently, Chugach Park Drive was constructed. These parcels will be further evaluated for municipal need and may be considered for disposal.

Region 2 – Southeast Anchorage Bowl—Hillside

1. *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 management authority to Parks.
2. *HLB Parcel 2-135 & 2-136* – Parcels 2-135 and 2-136, also located in the Potter Valley area, zoned PLI, may be considered for survey or re-plat once new developments and onsite evaluations are determined, to allow for residential and access reserve through a portion of 2-136 and access through a portion of 2-135, per the Potter Valley Land Use Analysis

and AO 99-144. Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including prescribed open space and any required agreement with the ADOT&PF and Department of Fish and Game.

3. HLB Parcel 2-147 – This parcel is located in Potter Valley, zoned PLI, and currently does not have legal or constructed access. This parcel should be considered for exchange with the state for possible inclusion into Chugach State Park.

Region 3 – Northeast Anchorage Bowl

1. *HLB Parcels 3-053, 3-057 & 3-058* - Located in Campbell Tract, these parcels will be examined for use as compensatory mitigation for wetlands impacts associated with various projects in the Campbell Creek watershed. Subject to approval by the HLBAC and the Assembly, HLB staff will utilize a number of strategies available through the COE permitting process to establish conservation easements for this purpose, thus protecting our waterways and watersheds while generating income for municipal use. Parcel 3-058 may be requested for right-of-way within the 5-year Management Plan timeframe for improved access to the Campbell Tracts.

Region 4 – Northwest Anchorage Bowl

1. *HLB Parcels 4-010, 4-011 & 4-012* – Three lots located on the northeast corner of 8th Avenue and L Street comprised of over 24,000 square feet and zoned B2-B. The lots are currently used by the Health and Human Services Department as service vehicle and employee parking. A highest and best use determination will be made of the subject lots in preparation for disposal or development.
2. *HLB Parcels 4-033(A-F) & 4-034* – In the future, HLB will manage this land in a manner consistent with the newly adopted West Anchorage District Plan, which provides for parks and natural resources, and potentially major transportation facility uses for these parcels. Public access to the Coastal Trail may be considered.

Region 5 – Southwest Anchorage Bowl

1. *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 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.

Region 6 – Girdwood/Turnagain Arm

1. *HLB Parcel 6-001 A-H* – Eight platted lots near Indian, each of which is below minimum acreage allowed for residential construction, may be sold as a unit to encourage re-subdivision into optimum parcel sizes, sold to adjacent property owners or re-platted into appropriate sizes and sold by HLB.
2. *HLB Parcels 6-003B* – This 1.75 acre parcel, located near the Indian Valley Bible Chalet, may be considered for sale in a competitive sealed bid auction.
3. *HLB Parcel 6-003C* – The Turnagain Arm Community Council has expressed interest in a Community Center and passed a resolution on September 13, 2016. At this time the TACC does not have any funding to move forward on their community facility effort.
4. *HLB Parcels 6-011, 6-016, & 6-017* Crow Creek Neighborhood – Holtan Hills Subdivision to be offered for sale to the private sector for development.
5. *Upper Girdwood Valley* – 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. Studies were completed in 2007 to evaluate the area’s potential for expansion of a nordic and alpine ski area.
6. *HLB Parcel 6-057F* – This parcel is part of a preliminarily approved phased subdivision – Girdwood Industrial Park subdivision Phase II and Phase III. As funding becomes available for platting and subdivision improvements, Phase II and Phase III should be implemented. Discussion with the current lease holders and permittees will be critical during engineering design.
7. *HLB Parcel 6-134 & 6-076* – The Girdwood South Townsite tracts will be considered for near-term and within 5-year disposal plan.
8. *Girdwood Trails* – Easements will continue to be reserved for the trail system in Girdwood Valley with management authority transferred to Girdwood Parks. Surveys of the existing trails are required to specifically identify current locations and provide mapping for easement documents. Recorded easements are necessary to protect existing trails and to provide site control for obtaining grant funds for construction and maintenance.
9. *Iditarod National Historic Trail* – The U.S. Forest Service has preliminary designs and construction funding for a portion of the Iditarod National Historic Trail on HLB Parcel 6-057F, 6-058, 6-039, and through the Girdwood South Townsite tracts. Final locations and design have not yet been completed.

Proposed Acquisitions: 2018- 2022

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or

as tax foreclosure properties and they will remain in the Real Estate Services inventory. These parcels are part of a large Class B wetland complex.

Proposed Transfers: 2018 - 2022

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. Any acquired Laurel Acres properties will be transferred to Real Estate Services for management.

HLB Parcels 2-125 & 2-126 – At such time a conservation easement is placed on these parcels, they will be transferred to Parks & Recreation for management and HLB will retain the conservation easement (see 2017 Work Plan).

Proposed Projects: 2018-2022

The HLB expects to continue working closely with the ACDA, Planning Department, Parks & Recreation, ASD, AWWU, the AFD and other agencies to provide land needed for a variety of municipal purposes. Lands in the HLB inventory that are needed for municipal purposes will, through the Assembly approval process, be removed from the inventory and transferred to RES, which will process the assignment of management authority to the requesting agency.

Chugach State Park Access – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan encourages, HLB will continue exploring the feasibility of exchanging certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes. 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.

Trail System – Girdwood – Nordic skiing, hiking and possible mountain biking trail connecting the Townsite to upper and lower Girdwood Valley. Preliminary concepts continue to be reviewed.

Crow Creek Road Parcels in Girdwood – Planning of this 1,000-acre area will continue in the coming years as “pods” are positioned for disposal through sale, exchange or development lease. The Crow Creek Neighborhood Land Use Plan contains provisions requiring restrictions for disposal which will guide HLB during this process. HLB will continue to work closely with AWWU and the DOT&PF to plan and construct utilities in the area.

Glacier-Winner Creek Studies - The Girdwood Area Plan identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for future resort development. The plan notes, “...the skiable area has more than a 5,000-foot vertical drop, and a capacity for about 12,000 skiers...” This is

approximately three (3) times the current capacity of Mount Alyeska. One commercial firm now conducts Sno-Cat and helicopter skiing in the area. General planning studies will be continued.

Secondary access for Girdwood from the Seward Highway - HLB continues to support the Girdwood Commercial Areas and Transportation Plan for an alternate entry into the Girdwood Valley, recognizing the vulnerability of the town to flood, fire or other incident capable of blocking access. Possibly with federal funds and in conjunction with DOT&PF, the project will review projected routes identified in the plan.

105 acres in Indian approved for conveyance from the SOA – Portions of this parcel, which runs from the Seward Highway north to relatively steep mountain slopes, are suitable for residential development. A survey initiated in 2006 was the final step needed for conveyance of title to the MOA. Geotechnical studies will identify developable pods. However, ongoing trespass issues complicate the state’s conveyance of patent to the MOA. A land use study, if necessary, would be used to determine the best manner of development, identify constraints to development, and take advantage of opportunities to enhance the natural setting and superb views of the Turnagain Arm.

Girdwood Area Plan – There is considerable interest in economic growth in the Girdwood Area. HLB has several projects underway and the residents of Girdwood have requested an update to the Girdwood Area Plan. Since HLB is a large land holder in the Girdwood valley, HLB staff has pledged to participate as a member of a steering committee for the Area Plan Update.

In the coming years, HLB will continue to work on these and other major activities:

1. Periodically review and consult with municipal agencies and community councils to determine their need for HLB land to fulfill municipal purposes. Acquire strategic properties when required. Where such needs are identified, the affected agency will submit an application to the HLB that will then be processed to a final decision. Disposing of lands through sale, lease or exchange where doing so will achieve municipal purposes and is in the best interest of the MOA. Also periodically review and consult with municipal agencies to determine which land managed by such agencies should be returned to the HLB land inventory.
2. Through wise stewardship and sound decisions, enhance community trust and support for HLB functions and activities by ensuring a transparent, accountable process for proposals, and carefully documenting the decision-making process. Also ensure that public notice and outreach are timely and properly provided.
3. Routine inspections of accessible uncommitted lands. Reviewing the inventory for opportunities to add value to larger parcels through re-platting, rezoning, or providing access. Attention to the consistent improvements to the accuracy, accessibility, and reliability of the HLB land resources inventory.
4. Continued monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.

5. Manage the HLB Fund to increase annual yields (rate of return). Systematically continue to review all existing HLB leases to determine whether the existing lessees are either paying fair market value for use of these HLB lands or there is justification for below market rents. Also ensure that all lease payments are timely paid and that lease rental rates are regularly reviewed and adjusted.
6. Review and update all HLB application fees and rental rates to ensure that all fees and rents are based upon market rates and at a minimum recover staffing costs.
7. Establishment of the HLB Mitigation Bank and other wetlands mitigation strategies to preserve valuable wetlands and aquatic resources throughout the MOA.
8. HLB will continue to look for funds for contaminated sites cleanup. Properties will be remediated with the goal of meeting state and federal agency standards and for eventual redevelopment.
9. Continuing efforts with Eklutna, Inc., the military, and SOA to establish a mechanism to receive land and revenue due the municipality as a result of the remaining entitlements pursuant to NALA.
10. Position HLB lands in Girdwood in a manner consistent with the updated Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Plan, and any Master Plans.
11. Maintain an aggressive stance with regard to trespassing on HLB lands throughout the municipality and regularly work with Code Enforcement to remove illegal structures, vehicles, and debris.
12. Continue to develop creative solutions to conservation, mitigation and trail access issues.
13. Evaluating means by which HLB can best support the administration in serving the public for the long-term.
14. Continue to review existing reversionary clause restrictions on municipal land to determine the likelihood of removal based on the grantor of the deeds.
15. 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.

Heritage Land Bank Division
Real Estate Department
Office of Economic and Community Development
Municipality of Anchorage

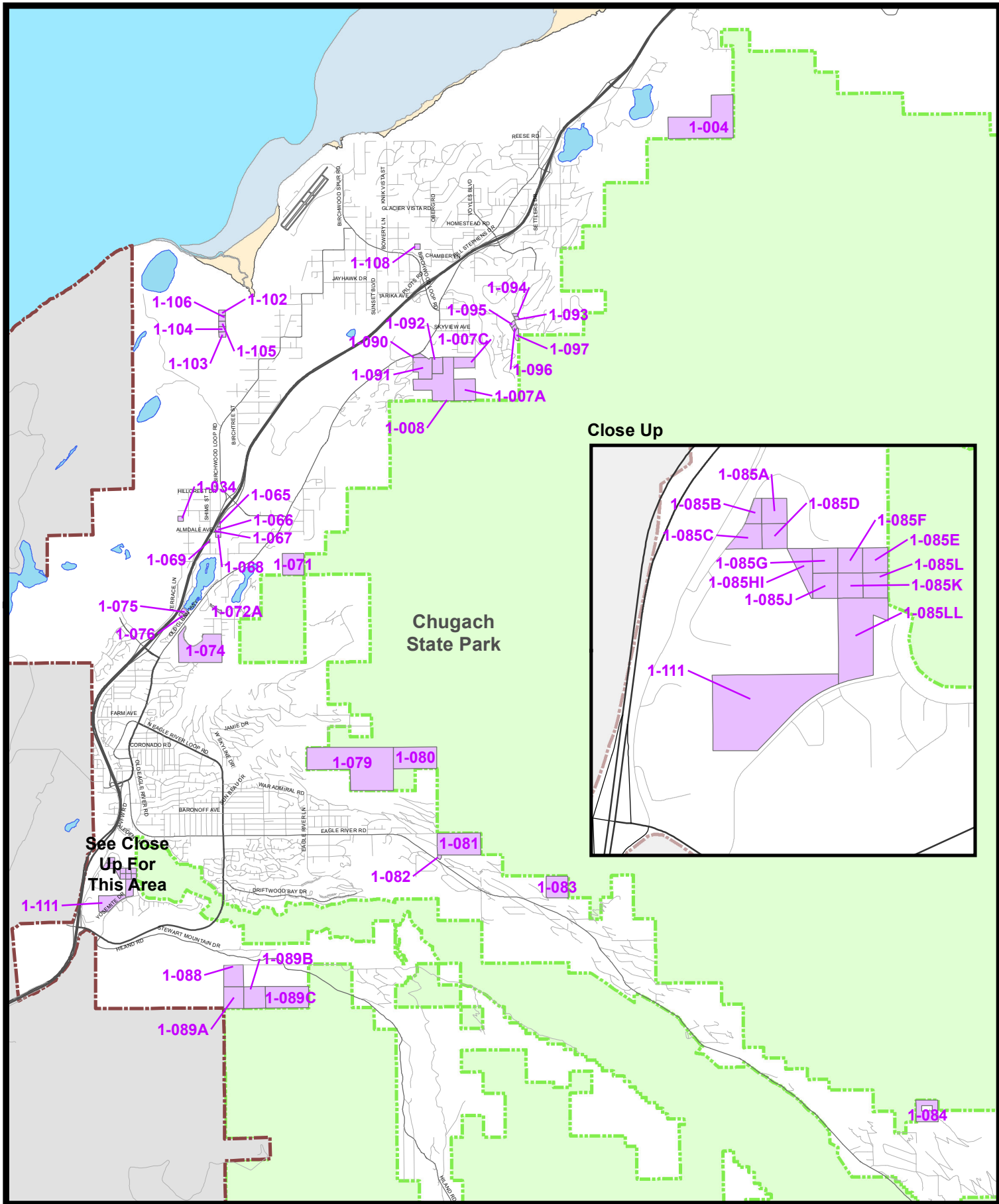
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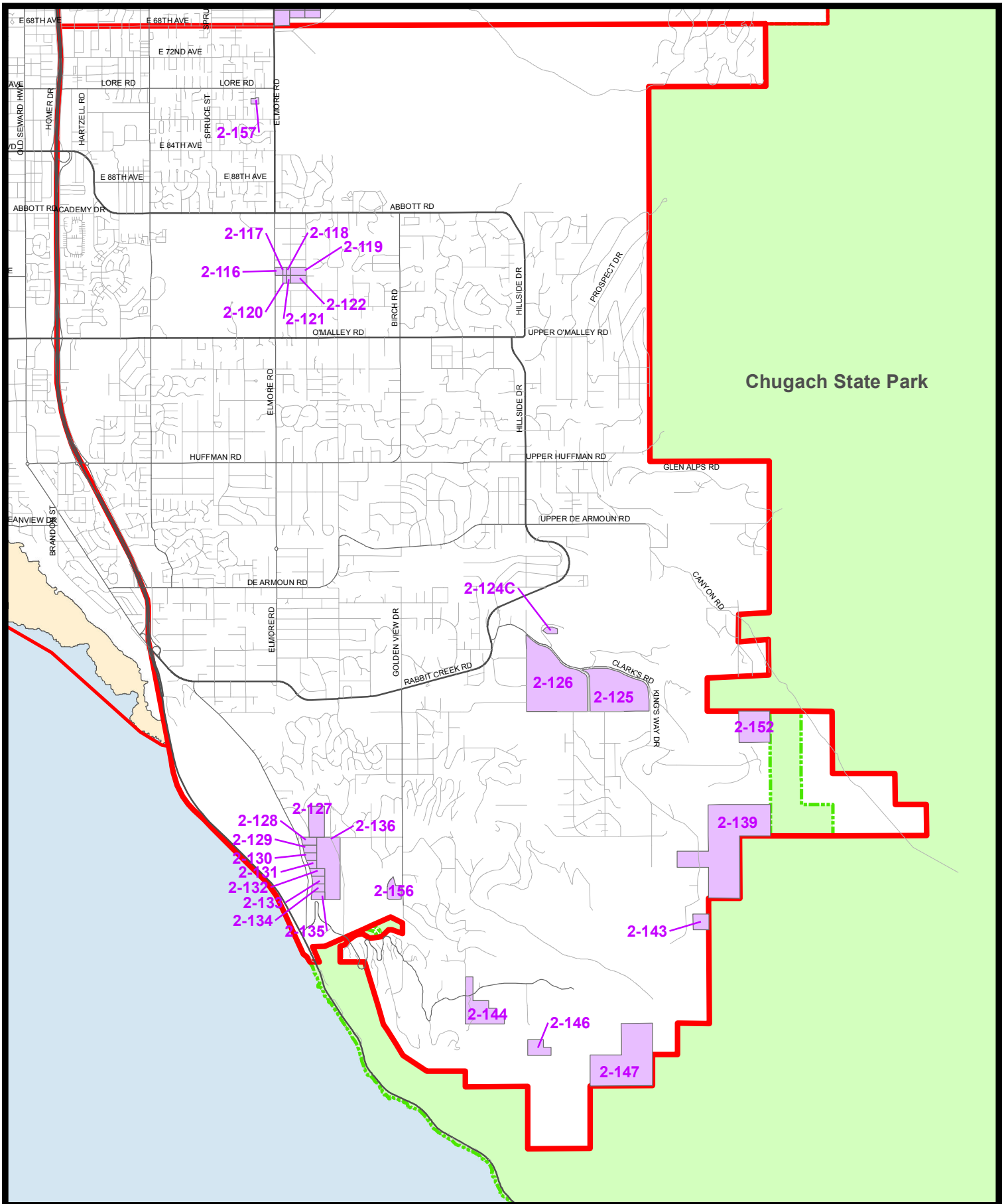
Accomplishments, 6
 ACDA, 3, 4, 13, 29
Acquisitions, 7, 12, 21, 28
 ADEC, 3, 14
 ADOT&PF. *See* DOT
 Alaska Department of Natural Resources, 24
 Anchorage. *See* Anchorage Bowl
 Anchorage Bowl, 8, 26, 27
 Anchorage Fire Department. *See* AFD
Anchorage Land Conveyance Act of 2013, 13
 ASD, 3, 4, 29
 Assembly, 4, 5, 9, 10, 11, 13, 16, 21, 22, 26, 27, 29
 AWWU, 3, 4, 11, 12, 13, 19, 20, 26, 29
 Bear Valley, 13, 14, 22, 23, 29
 Bird Creek, 18, 21, 24
 BLM, 3, 28
Brownfields. *See* Contamination
 Chugach State Park, 27, 29
 Chugiak, 5, 6, 8, 19, 20, 25, 26
 Coastal Trail, 27
 code, 9, 12
 COE, 3, 14, 15, 23, 27
 Comprehensive Plan, 4, 7, 10, 12, 26, 29
 Conservation Easement, 11, 13, 16, 21
 Conservation Easements. *See* Conservation Easement
Contaminated Sites, 14, 23
 Conveyance, 7, 13, 21, 31
 Corps. *See* COE
 Department of Environmental Conservation, 3, 14
 disposal, 5, 6, 10, 11, 12, 18, 19, 20, 21, 23, 26, 27, 28, 29
 disposals, 9, 11, 19, 20, 26
 DOD, 3, 8
 DOT&PF, 3, 29, 30
 Eagle River, 6, 8, 16, 18, 19, 20, 25, 26
 easements, 7, 9, 11, 12, 15, 18, 21, 23, 25, 27, 28
 Eklutna, 8, 31
 exchanges, 9, 11
 fund, 4
 Fund, 1, 4, 5, 6, 7, 15, 31
 Girdwood, 4, 5, 6, 8, 11, 12, 13, 15, 18, 19, 21, 22, 25, 28, 29, 30, 31
 Girdwood Area Plan, 21, 25, 29, 30, 31, *See* Girdwood
 Girdwood Cemetery, 22
 Girdwood Parks & Recreation, 12, 18
Girdwood Valley. *See* Girdwood
 GIS, 3, 8, 17
 HLB inventory. *See* Inventory
 HLB mapping application. *See* Inventory
 HLBAC, 1, 3, 5, 9, 10, 11, 12, 14, 21, 22, 25, 26, 27
 Holtan Hills Subdivision, 28
Iditarod National Historic Trail, 21, 28
 IGP. *See* Intra-governmental Permit
 illegal uses. *See* Trespass
 Indian, 5, 17, 18, 24, 28, 30
 Industrial Park Subdivision, 6, 12, 13, 18, 19, 22
 intra-governmental agreements, 11
 Intra-Governmental Permit. *See* intra-governmental agreement
 inventory, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 21, 23, 24, 26, 29, 30
Inventory, 1, 5, 8, 14, 17
 land disposals, 9, 10
Land Management, 3, 6, 7, 12, 24
 leases, 4, 5, 9, 11, 22, 31
 management objectives, 7
 Master Plan, 13, 22, 23
 Mayor, 4, 5, 10, 20, 26
 midtown, 22
 mitigation. *See* Conservation Easement
 ML&P, 3, 4
 MOA Wetlands Prioritization Project, 23
 Municipal Attorney's Office, 24
 Municipal Entitlement Act, 5
Municipal Entitlements, 7, 17
 NALA, 3, 8, 31
 Parks. *See* Parks and Recreation
 Planning Department, 24, 25, 29
 Policies and Procedures, 1, 9
Potential Projects, 22
Potential Transfers, 22

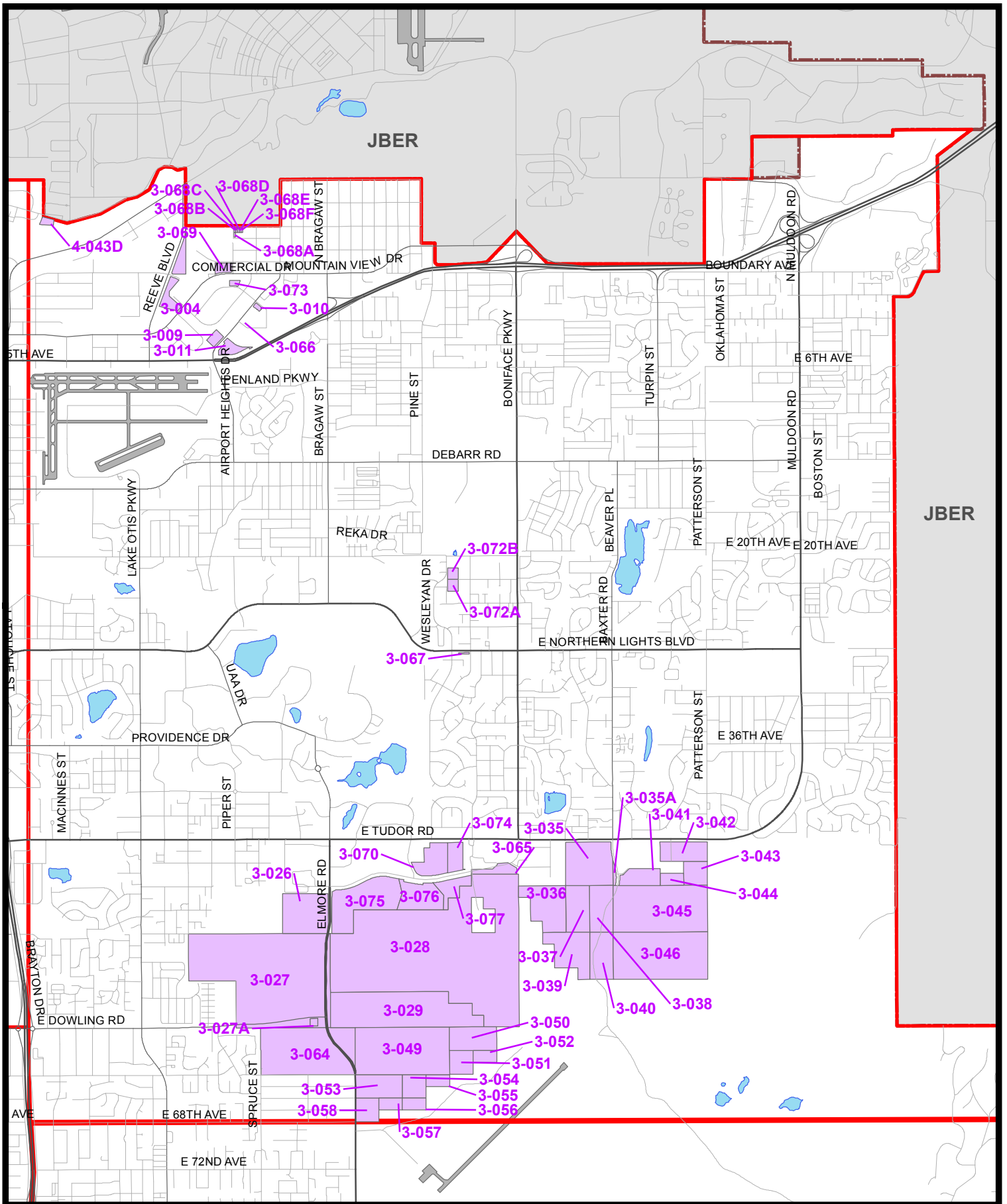
Potter Valley, 20, 26, 27
Potter Valley Land Use Analysis. *See* Potter Valley
Proposed Disposals, 20, 26
Proposed Transfers, 29
public hearings, 5, 9
Real Estate Services, 3, 11, 12, 18, 21, 22, 29
Resolution. *See* Resolutions
Resolutions, 18
Reversionary Clauses, 13, 23
Revolving HLB Fund, 22
sales, 4, 9, 11
Section 36, 6, 8, 13, 23
Site monitoring, 15
SOA, 3, 5, 8, 21, 30, 31
State Entitlements, 5, *See* Municipal Entitlements
transfers, 9, 11
Trespass, 16, 24
Turnagain Arm
 Turnagain Arm Community Council, 12, 28, 30
U.S. Forest Service, 21, 28
West Anchorage District Plan, 27



Nicole | Tiffany | Robin | Tammy | Tawny



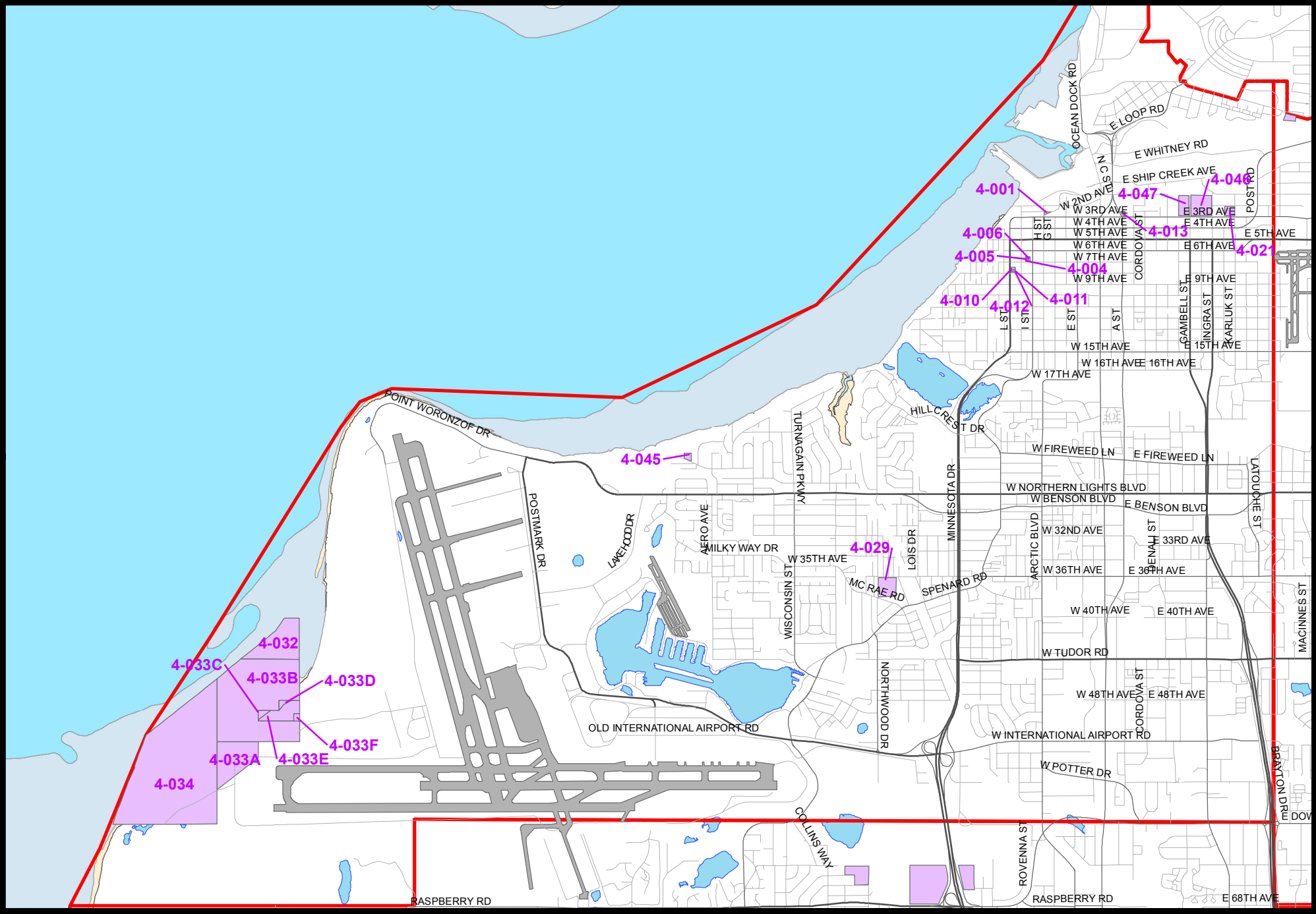




**HLB Property Region 3
Northeast Anchorage**

Appendix A

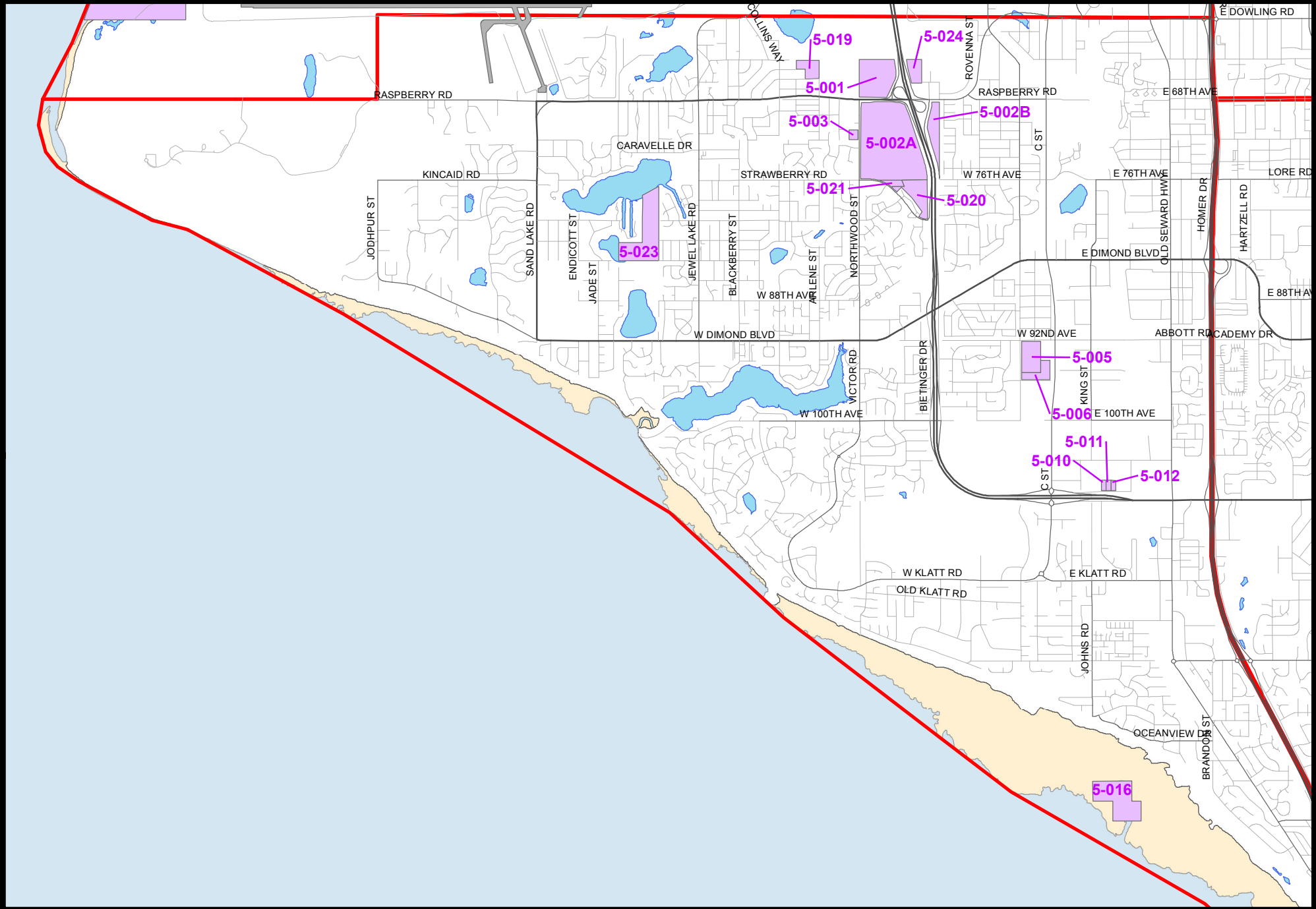




**HLB Property Region 4
Northwest Anchorage**

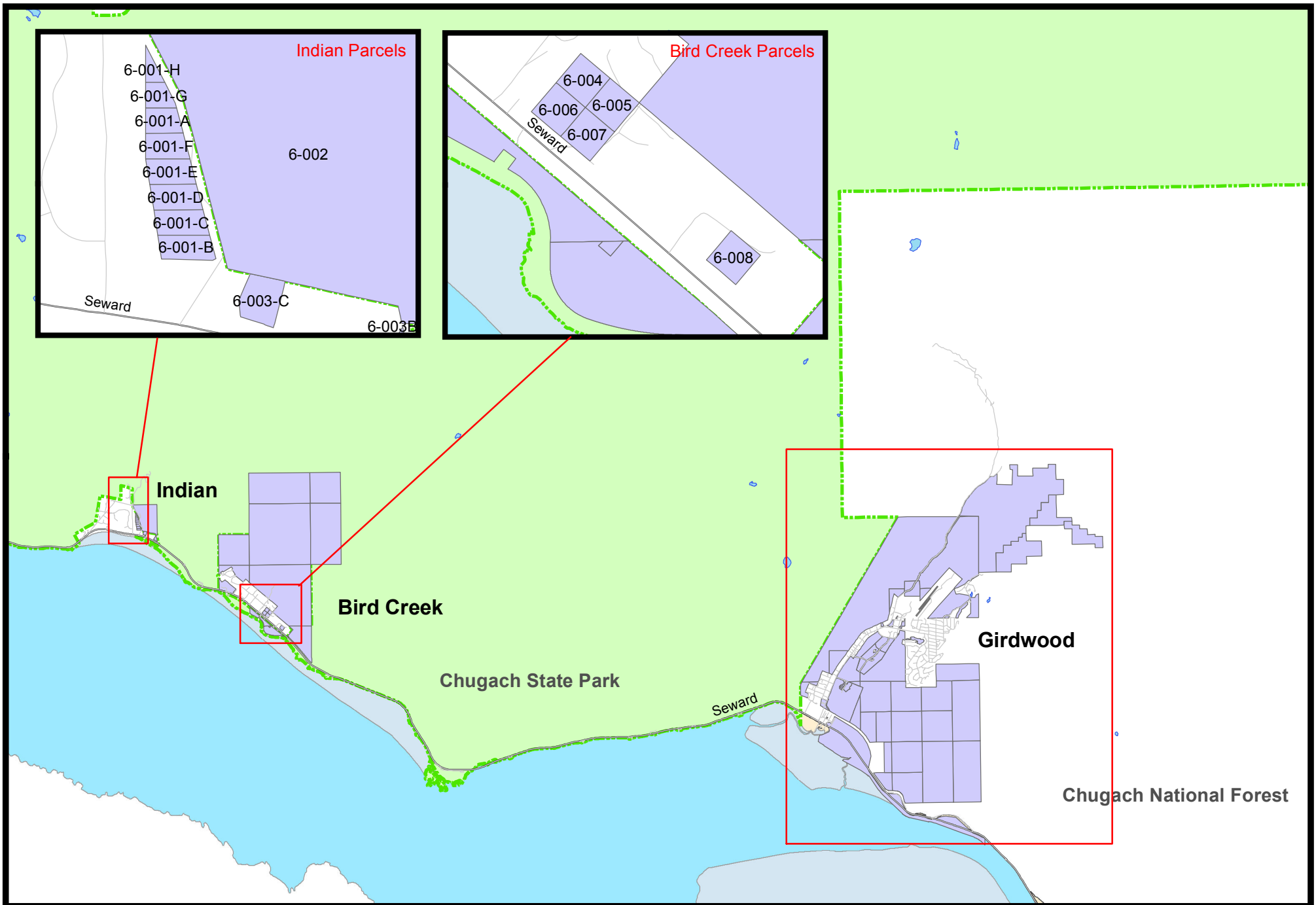
Appendix A

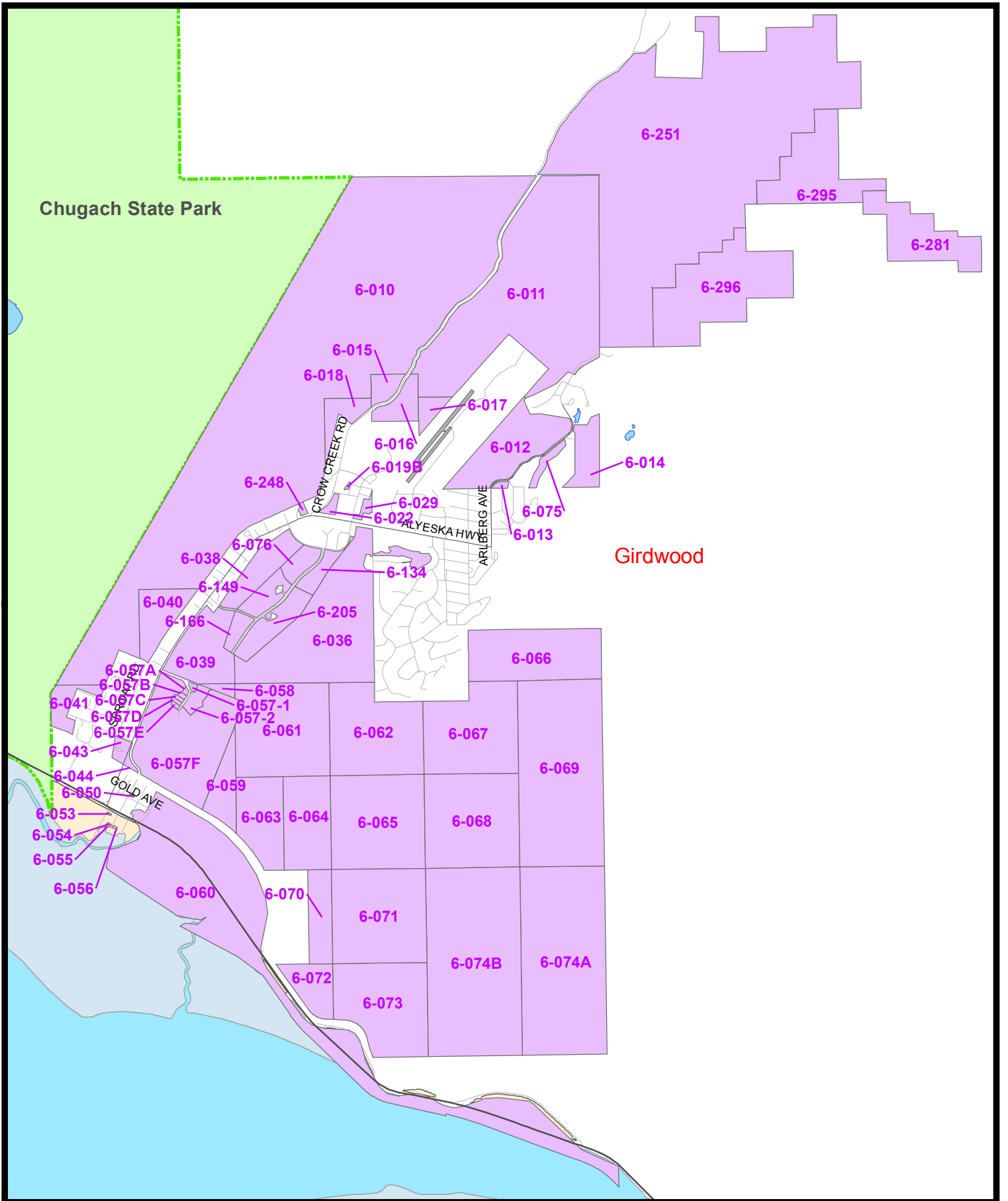




**HLB Property Region 5
Southwest Anchorage**

Appendix A 





Appendix B



Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's land base, currently consisting of over 10,000 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 specific public facilities or purposes, such land may be disposed of through land sales, exchanges, leases, or easements. The HLB also issues permits for a variety of temporary use authorizations on HLB land.

An 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 moneys held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not supported on a tax basis 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 decided on a case-by-case basis by the HLB Director after consultation with the Municipal Attorney and a determination of compatibility with AMC chapter 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.

Appendix B

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

The HLBAC 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 25.40.030.D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/hlb/advise.cfm>.

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 and Procedures. 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. Pursuant to AMC section 25.40.025H., the disposition shall include additional requirements and conditions to insure the proper development and completion of the project in the public interest. Disposals shall be through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by an open competitive bid process 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.

Appendix B

C. Leases

Per AMC 25.40.025.F, leases are awarded by open competitive bid process based upon one of three forms of compensation: (a) for at least appraised fair market rental rates as determined by a certified real estate appraiser; or (b) a percentage of gross receipts; or (c) a user fee. Lease rates are adjusted at intervals of no less 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 the area to be taken 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 chapter 25.40 to include a new section (AMC section 25.40.015D.), detailing selection, acquisition and compensation to HLB for land selected as a school site. Unless the Assembly opts to waive some or all of the acquisition costs, ASD compensates HLB for all land acquisition costs incurred.

V. Permits

The HLB administratively issues a variety of 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 generally one year or less in duration. Permits issued for longer periods, not to exceed three years, will be allowed upon review by the Municipal Attorney Office and approval of the HLBAC. 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).

Appendix B

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 in some instances are 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. Such withdrawals become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one public hearing. 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 shall include a date certain reverter clause, as determined by the HLB Director. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor shall designate the land for return to the HLB inventory, and it shall revert back to HLB management. 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 Chapter 25.40. The code requires the adoption by the Assembly of an Annual HLB Work Program and Five-Year HLB Management Plan, and Policies and Procedures covering the management of the HLB land and the HLB Fund. The Five-Year HLB Management Plan is included with the annual work program, and 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. The HLB 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. The HLB shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill

Appendix B

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, the HLB 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. The HLB may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months). Such temporary use includes Special Land Use Permits (SLUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by the HLB.

4. The HLB may also allow Intra-governmental Authorizations (IGA) between HLB and other municipal agencies requesting temporary uses that may exceed one year. A fee for the use may be charged at the discretion of the HLB Director. HLB may also allow Intra-Governmental Permits (IGP) that, in some instances, are recorded and convert to full easements upon conveyance of the property. IGPs are necessary when the MOA needs easements for rights-of-way or other types of uses where easements are necessary since the MOA cannot grant easements to itself.

5. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC Chapter 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.

6. The HLB shall regularly update and maintain complete and accurate land records in the HLB Inventory. The HLB 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.

7. 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.

8. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (COE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.

Appendix B

- a. HLB may execute an In Lieu Fee Agreement with the COE 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 COE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands already owned by the MOA. HLB may then sell the mitigation credits generated by this preservation to developers needing credits to satisfy COE permit requirements.
 - c. HLB may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the COE.
 - d. When HLB land has an approved Conservation Easement, that property would be moved out of HLB inventory into RES for management and HLB would hold the Conservation Easement.
9. HLB may issue long-term leases on HLB land provided the lease use is approved by the Assembly and clearly reflects the value of the site for current and potential future use. Such potential leases should be actively considered prior to sale of HLB properties.

B. Land Use Planning Policies

1. The HLB 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, the HLB 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 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 HLBAC and Assembly adoption.

Appendix B

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, and geotechnical investigations.

C. Land Disposal Policies

1. The HLB 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, the HLB 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.

3. All land sales shall occur by an open competitive bid process for at least the appraised fair market value of the land. The HLB 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 for less than one year or longer than 55 years except as specifically authorized by the Assembly.

5. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. The HLB shall encourage lessees to make

Appendix B

improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB authorization prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.

6. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, the HLB 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, the HLB may exclude the land from the proposed disposal and address the problem in accordance with applicable law.

7. 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. The HLB may accept or pay cash to another party in order to equalize land values.

8. 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.

9. A lessee or easement recipient 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. The HLB 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. The HLB 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, the HLB 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. The HLB shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.

Appendix B

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. The HLB may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, subject to HLBAC and 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 section 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 reduced or waived at the discretion of the HLB Director.**

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 section 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 section 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.

Appendix B

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 no 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 section 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.

Appendix B

D. Permit Fees.

1. Permits may generally be issued for terms of up to one year. A non-refundable application fee is applied as the initial use fee, with fees for each authorization necessarily reflective of the nature and limited duration of the use. 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.

Intra-governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, ML&P, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.

<u>Type of Permit</u>	<u>Use Fee</u>
a. Special Event Permit (race, tournament, etc.)	\$500/day
b. Short-term Land Use Permit	10% of Appraised Value per year, or minimum of \$750 per week for up to four weeks; \$250/week for remaining 48 weeks.
c. Long-term Permit (longer than 12 months and not to exceed 36 months)	\$15,600 initial 12-month period, then \$200/week for the next 12 months, then \$250/week in the remaining months.
d. Intra-Governmental Authorization/Permit	Fair Market Value

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).

Appendix B

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 section 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.

Appendix C

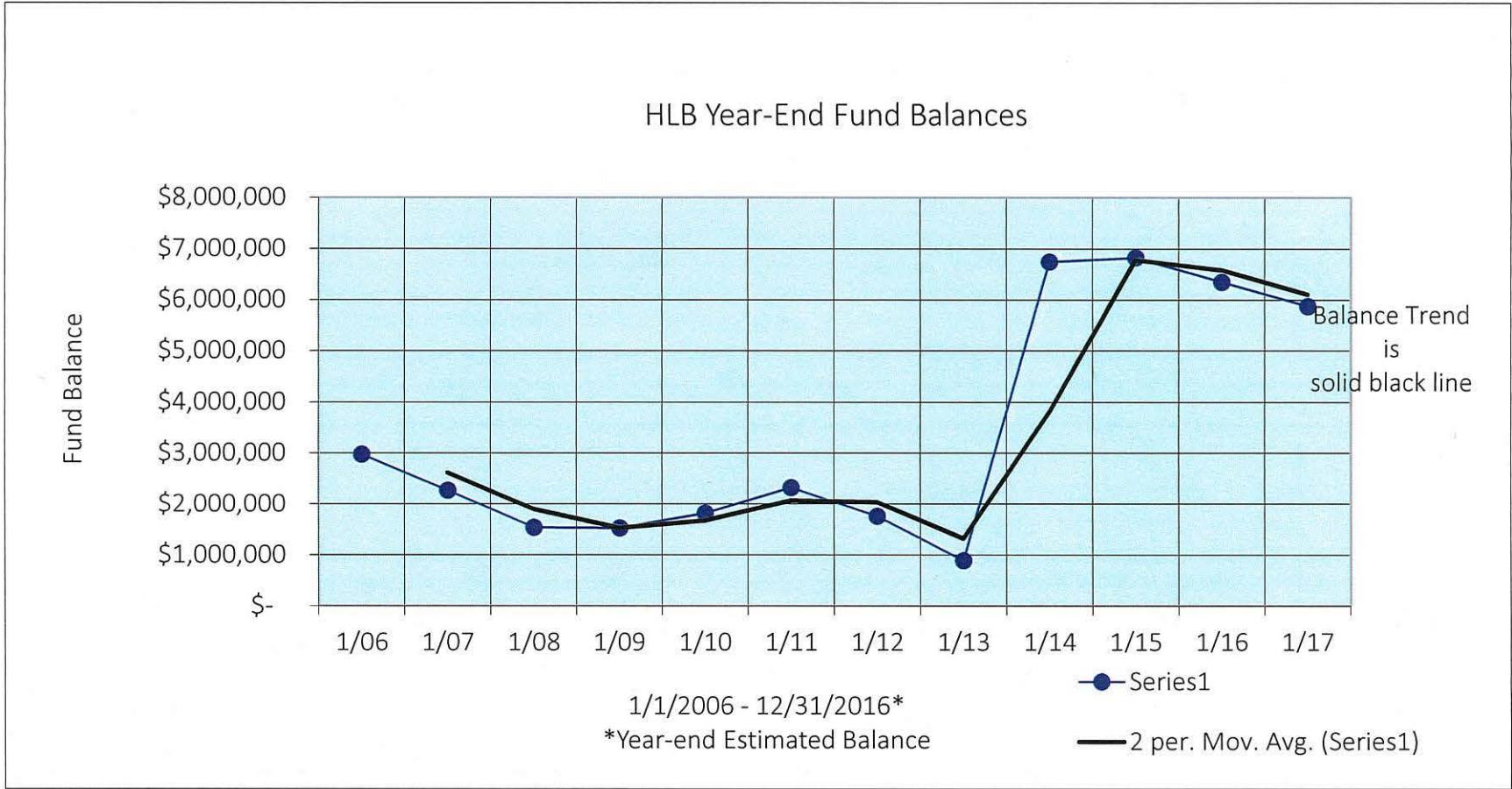
Major HLB Fund Activities by Year

1983:	1/83 Balance	\$ 62,172	1991:	1/91 Balance	\$3,624,931
	Revenue	2,630,922		Revenue	1,262,131
	Expenses	-901,551		Expenses	<u>-1,186,389</u>
	Op. Transfers	<u>795,170</u>		12/91 Balance	\$3,700,673
	12/83 Balance	\$2,586,713			
1984:	1/84 Balance	\$2,586,713	1992:	1/92 Balance	\$3,700,673
	Revenue	3,566,449		Revenue	1,736,002
	Expenses	-2,602,775		Expenses	<u>-1,470,189</u>
	Op. Transfer	-13,267		12/92 Balance	\$3,966,486
	Note Proceeds	<u>1,000,000</u>			
	12/84 Balance	\$4,537,120	1993:	1/93 Balance	\$3,966,486
1985:	1/85 Balance	\$4,537,120		Revenue	1,694,488
	Revenue	2,587,762		Expenses	<u>-3,254,525</u>
	Expenses	-2,545,766		12/93 Balance	\$2,406,449
	Op. Transfer.	<u>-270,146</u>	1994:	1/94 Balance	\$2,406,449
	12/85 Balance	\$4,308,970		Revenue	2,219,763
1986:	1/86 Balance	\$4,308,970		Expenses	<u>-1,663,360</u>
	Revenue	2,771,864		12/94 Balance	\$2,962,852
	Expenses	-3,378,305	1995:	1/95 Balance	\$2,962,852
	Debt services	-583,928		Revenue	2,347,834
	Op. Transf.	<u>-113,330</u>		Expenses	<u>-1,764,292</u>
	12/86 Balance	\$3,005,271		12/95 Balance	\$3,546,394
1987:	1/87 Balance	\$3,005,271	1996:	1/96 Balance	\$3,546,394
	Revenue	2,996,102		Revenue	1,742,078
	Expenses	-631,297		Expenses	<u>-1,150,073</u>
	Op. Transfers	<u>-3,566,901</u>		12/96 Balance	\$4,138,399
	12/87 Balance	\$1,803,175	1997:	1/97 Balance	\$4,138,399
1988:	1/88 Balance	\$1,803,175		Revenue	782,382
	Revenue	1,451,700		Expenses	<u>-1,692,036</u>
	Expenses	<u>- 660,174</u>		12/97 Balance	\$3,228,745
	12/88 Balance	\$2,594,701	1998:	1/98 Balance	\$3,228,745
1989:	1/89 Balance	\$2,594,701		Revenue	2,075,660
	Revenue	1,422,523		Expenses	<u>-1,086,888</u>
	Expenses	-683,699		12/98 Balance	\$4,217,517
	Op. Transfer	<u>- 40,000</u>	1999:	1/99 Balance	\$4,217,517
	12/89 Balance	\$3,293,525		Revenue	1,607,489
1990:	1/90 Balance	\$3,293,525		Expenses	<u>-1,639,613</u>
	Revenue	1,479,015		12/99 Balance	\$4,185,393
	Expenses	-1,080,059	2000:	1/00 Balance	\$4,185,393
	Op. Transfer	<u>-67,550</u>		Revenue	728,502
	12/90 Balance	\$3,624,931		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			
	Sched. Rec.	<u>808,000</u>			
	12/08 Balance	\$1,521,705			
			2009	1/09 Balance	\$1,521,705
				Revenue	1,335,667
				Sched. Rec.	808,000
				Expenses	<u>-1,851,924</u>
				12/09 Balance	\$1,813,448
			2010	1/10 Balance	\$1,813,448
				Revenue	2,173,273
				Sched. Rec.	619,368*
				Expenses	<u>-1,478,872</u>
				12/10 Balance	\$2,319,217
			2011	1/11 Balance	\$2,319,217
				Revenue	1,628,850
				Expenses	<u>-2,194,502</u>
				12/11 Balance	\$1,753,565
			2012	1/12 Balance	\$1,753,565
				Revenue	266,897
				Expenses	<u>-1,135,467</u>
				12/12 Balance	\$ 884,995
			2013	1/13 Balance	\$ 884,995
				Revenue	6,778,091
				Expenses	-3,471,355
				Receivables	<u>\$1,700,000</u>
				12/13 Balance	\$6,737,681
			2014	1/14 Balance	\$6,737,681
				Revenue	942,308
				Expenses	-827,380
				Receivables	<u>\$1,615,000</u>
				12/14 Balance	\$6,818,863
			2015	1/15 Balance	\$6,818,863
				Revenue	889,693
				Expenses	-1,384,169
				Receivables	<u>\$2,200,400</u>
				12/15 Balance	\$6,339,195
			2016	1/16 Balance	\$6,339,195
				Revenue	1,511,583
				Expenses	-2,236,564
				Receivables	\$2,115,400
				Wetland Mitig. Cr.	<u>\$1,049,079</u>
				12/16 Balance	\$5,868,907**

* Reduction in amount reflects 2010 partial payment of Scheduled Receivable

** Unaudited balance



APPENDIX D:
ACTIVE HLB CONTRACTS

Permit No.	Permittee/Lessee	HLB No.	Legal Address / PID	Use / Zone	Permit Term	Bill Cycle	Rate	Paid	Yearly Total	COI Exp.	Review Date	Next Action	Notes
73-001	Chugach Electric Association	3-027A	ADL 58094 SE1/2 SE1/4 SE1/4 Sec 33 T13N R3W, ASLS 72-46 (TID 008-081-18-001)	Dowling Substation	55 yrs (1/29/73 - 1/28/2028)	annual; adj @ 5-yr intervals	\$ 1,800.00	Y	\$ 1,800.00	1/1/2018	5/24/2016	Invoice Dec for Jan 29 2017-2020; Negotiate rent adj June 2020 eff Jan 2021	
87-002	Alyeska Resort Mgmt Co sublease from Seibu	6-014	approx 31.52 acres: Tract E Alyeska Subd. Prince Addition (TID 075-041-30-001)	Hotel/resort/base of chair 7	Lease: 4/1/93 - 3/31/2048; Sub-lease 2/29/08 - 2/28/18	Monthly	variable	Y	2015=\$13,172.14	12/1/2017	5/27/2016	Possible re-open in 2043	Sub-Lease from Seibu exp 2/28/18
88-001	US Forestry Service	6-043	ptn Lot 72 USS 3042 NW4 SEC 19 T10N R2E (TID 075-032-30-001)	Forest Svc facility	5/1/1988 - 4/30/2023	N/A	\$50,000 in 1988	Y	N/A	N/A	4/8/2016	Adj. date 5/1/2023 w/ 120 day notice	Option to renew 20 more yrs. Must be made 180 days b4 exp. Recommend HLB negotiate a new lease and get market rent.
96-001	H.R. Redmond Co., Inc.	6-057A + B (ptns)	47,775 sq.ft. Lot 1 & ptn of 2 Blk 2 GWIP Subd (Plat 2016-67)	Industrial storage	month 1-1-2017 - 1-31-2017	1-Jan	\$ 144.91	Y	\$ 1,688.27	9/10/2017	4/8/2016	bond exp 5/7/16	
96-004	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Lots 12, 13, 14 (ptn), Blk 2 Girdwood Original Townsite (TID 075-152-37-001)	towers	1/1/2014 - 12/31/2018	annual + surcharge	\$8593.29 Jan16 + surcharge NLT Mar31	Y	\$8593.29 + 8595.55 in 2016	6/1/2017	5/24/2016		
96-005	SOA DNR/Div Parks & Outdoor Recreation	1-090 & 1-091	Lt. 17 SEC 16 T15N R1W; Tract B Spring Creek Subd. (PID 051-211-02; 051-191-01)	Ptarmigan Valley trailhead	11/4/1996 - 11/3/2021	N/A	N/A	None	None	self-insured	6/1/2016	Adj. date 11/3/2021	
96-006	USDOT/FAA	4-034, 4-033A	ptn of E2 T13N R4W SEC 31 (North 550' E2SE4NE4SE4 and North 550' W2SW4NW4SW4 T13N R4W SEC 32)(PID 010-401-09)(PID 010-401-27)	incl. Non-Directional Beacon Site	7/1/1996 - 9/30/2016	N/A	N/A	None	None	Federal Tort Claims Act of 1948, as amended (28 USC 2671 et seq)	9/3/2015	Negotiate New Lease 2016	Automatic annual renewals; MOA gives 30 days notice of change.
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of ARR ROW and 1 Port leased parcel	approx 12.65 acres between Port and TSAIA	12" pipeline	10/12/1998 - 10/11/2038	monthly access fee	\$ 5,158.32	Y		10/1/2017	9/4/2015	Annual fee = \$127,200.00 + monthly access fee. Rent adj 9/30/18.	RENT: annual rental and monthly access fee. Audit @ 5 years-next due Dec. 2018
2000-11	Girdwood Volunteer Fire & Rescue, Inc.	6-057F (ptn)	ptn of Lot 6 Blk 3 PhII Girdwood Industrial Park Subd (pre lim Plat S-12104)(TID 075-131-07)	up to 4 Connex units stored; fire fighting training (no live burns)	Terminated	N/A	N/A	N/A	None	7/1/2017	1/9/2017	This use has moved to a different LUP on a different parcel in Phase II. See 2016-20	
2003-02	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	T13N R3W SEC 35 (ptn); Tract B Save II Subd (ptn)(Plat 90-67) (80.148 acres)	botanical garden	2/1/2003 - 1/31/2058	Annual	\$600		\$600	4/16/2017	5/26/2016	Revenue paid to P&R	\$600/yr to P&R thru end of lease; emailed P&R update/revise COI
2003-07	Global Tower Partners (GTP) Towers II, LLC/Managed by American Tower Corp.	1-076 (ptn)	ADL Lt 2 E2 T15N R2W SEC 36 (ptn) (PID 051-324-13)	telecommunications tower	8/15/08 - 8/14/18	monthly	\$ 661.25	Y	\$ 7,935.00	12/1/2017	12/29/2015	Exercise 3rd & Final 5-yr option prior to 8/14/2018 (15% incr.)	
2004-03	Andrew J. Hehnlm dba On-Site Snow Removal	6-057D + E (ptns)	6250 sf Lots 4 & 5 Blk 2 proposed Girdwood Industrial Park Subd. Ph I (Plat 2016-67)	Equipment & materials storage	1/1/17 - 1-31-2017	monthly	\$96.61	Y	\$ 96.61	12/20/2017; bond exp 7.13.17	1/5/2017	move to ground leases	
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Lot 1-A, Blk. 34-B, Original Townsite	Brother Francis Shelter	2/3/2003 - 2/2/2043	Annual	\$ 1.00	Y		7/1/2017	10/27/2016		Ground lease only; Amendment No. 1 completed 10-24-2016
2006-20	Chugach Powder Guides	6-295, 6-296, 6-281 (ptns)	Glacier-Winner Creek Access Corridor within SEC 3 & 10 T10N R2E	Snocat access and trail maintenance	2/3/2015 - 12/31/2017	Annual	\$ 1,000.00	Y	\$ 1,000.00	1/1/2018	4/13/2016	send Oct 7 invoice Sept.	Renewable 3-yr. permit
2007-08	Girdwood Parks & Rec	6-076, 6-134 (ptns)	Girdwood South Townsite, Tracts D-5 & G-6	Frisbee Golf Course	1/1/2017 - 12-31-2017	Annual	N/A	N/A	N/A	N/A	12/27/2016		If work to dispose of Tract D-5 occurs, the frisbee golf course may
2008-05	PM&E Intra-Governmental Permit	6-036, 6-134 & 6-149	Tracts D-5 & G-7 Girdwood South Townsite; Tract 1 Glacier View Estates	Library Parking	6/20/08 until permanent parking installed					N/A	2/4/2016		This IGA will expire once permanent parking is constructed.
2008-06	ACS Easement	4-033A, B & 4-034	Tract A Airport (ptn); GLO Lots 1-4 SEC 31 T13N R4W (ptn); N2NW4 SW4NW4 SE4NW4 SEC 32 T13N R4W (PID 010-401-27; 010-401-37; 010-401-09)	Non-Exclusive utility easement	Expires 4/29/2028	one time	\$ 100,000.00	N/A	N/A	9/1/2017	3/15/2016	1 10-yr option due 4/29/2028 (20 days notice); Rent Adj due 2028	10-yr option to renew w/fee to be negotiated
2008-22	Parks & Rec. Intra-governmental Permit	6-075	Tract F, Alyeska Subd.	Trail const., maint.	No expiration	N/A	N/A		N/A	N/A	11/4/2016		GIS layer should be updated based on survey drawings of trails.
2008-23	The Salvation Army (Clitheroe Center)	4-033 (ptn.)	8000 W End Rd; SE4SE4NW4 Sec 32 T13N R4W	Rehabilitation Facility	1/1/16 - 12/31/16	Qtrly.	18,300/qtr.		\$ 73,200.00	10/1/2017	2/8/2016	2 of 3 1-yr options remaining; Salv. Army is looking for new site	Lease pmts go to RES.
2009-03	SOA/Dept. of Admin. GSA	3-070	Tract 3 Tudor Municipal Campus Subd	Crime Lab	3/01/09 - 2/28/59		\$1/yr.		\$1	self-insured	10/14/2015	Option to extend 25 yrs.	On 6/12/27, if SOA no longer want to provide crime lab svc free of charge to MOA, then 50% of market rental rate will be applied.

APPENDIX D:
ACTIVE HLB CONTRACTS

Permit No.	Permittee/Lessee	HLB No.	Legal Address / PID	Use / Zone	Permit Term	Bill Cycle	Rate	Paid	Yearly Total	COI Exp.	Review Date	Next Action	Notes
2009-06	Northern Lodging, LLC dba Ramada Downtown Anchorage	4-013	Lot 7A, Block 118, Anchorage Original Townsite parking lot (3rd and A)	Ramada parking	3/14/09 - 4/01/2019	Annual	\$ 9,000.00	Y	\$ 9,000.00	6/16/2017	5/2/2016	2014: Probation; Rent Adj. was due 5.4.14; sent default & termination ltr cert 10.31.14; lease paid 11/3/14. Option 4/1/19 adj rent; 90 day notice	Talaheim Lodge parent co/COI (Rondy copter rides)
2009-13	Girdwood Board of Supervisors	6-057 (ptn)	Lot 6 Block 3 Proposed Girdwood Industrial Park Subd.; USS 3042 Lot 71 T10N R2E	equipment storage; road materials & related activities	Annual: 1/1/17 - 12/31/17	Annual	waived	N/A	N/A	N/A	12/27/2016	Letter alerting GBOS to rates in 2018	
2009-14	Chugach Adventure Guides	6-282	GW Alpine Hut	sale of hut, lease of land	Expires: 6/30/2018	Annual	\$ 1,000.00	Y	\$ 1,000.00	1/1/2018	6/16/2016	Send July 1 invoice in June	LEASE
2009-16	ACDA	4-004, 4-005, 4-006	Parking lot (7th & I)	downtown parking	11/1/12 - 10/31/15; Month-to-Month eff 11/1/15	Monthly	\$ 3,190.00	Y	\$ 38,280.00	12/31/2017	5/26/2016	5% annual increases; month-to-month agreement	month-to-month effective 11/1/15
2010-11	Girdwood Parks & Rec	6-012 (ptn)	Moose meadows storage facility on 640 s.f. Tract H Alyeska Prince Addition Subd.	storage	5/1/16 - 12/31/2018	3 years	\$500		one time	N/A	4/8/2016		long term use for equipment storage
2010-18	Alaska Ocean Products, LLC	6-060 (ptn)	29,091 sq ft ptn Lot 2 US Survey 4805 SEC 33 T10N R2E	Study silt composition in Turnagain Arm; vehicle & equipment use on Premises	11/1/2016 - 10/31/2017 (month to month up to one year)	month to month	208.33/month	Y	\$2,500	10/29/2017	10/31/2016		
2011-03	SOA/DOT&PF/TSAIA	4-034 (ptn.)	E2 ptn, T13N, R4W, Section 31 (TID 010-401-09)	geotech survey	Annual: 01/01/16 - 12/31/16	N/A	waived	N/A	N/A	self-insured	5/26/2016		Sub-contractors must provide COI
2011-10	Girdwood Parks & Rec Intra-governmental Permit	6-251 (ptn)	ptn 10N R2W SEC 3 (update legal w/ new IGA entry)	Four Corners Tram management	8/16/2011 - 8/15/2016	2016	waived	N/A	N/A	N/A	5/26/2016		Balot Proposition will be introduced to increase GW P&R service area
2011-11	ML&P Intra-governmental Permit	3-073	3001 Porcupine Dr	electrical service	Perpetual	N/A	waived			N/A			
2011-14	GEO Contracting, LLC	6-057C + portions of B + D	Ph I Lot 3 Bl 2 Girdwood Industrial Park Subd (Plat 2016-67) and partial use Lots 2 & 4 Bl 2	Equip. Storage	Annual: 1/1/17 - 1/31/17	Annual	\$ 144.91	Y	\$ 144.91	4/1/2017	1/10/2017	Bond continuation certificate exp 1/13/2017	Working on long-term ground lease
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057 (ptn)	32,338 sf Lot 3 Blk 3 Girdwood Industrial Park Subd (S-10611); ptn Lot 71 USS 3042 T10N R2E	Equipment and sand materials storage	Annual: 1/1/16 - 12/31/16	Annual	\$ 1,688.27	Y	\$ 1,688.27	10/22/2016	4/6/2016	Bond exp 3/17/17	
2012-01	AKRR	6-060 (ptn.)	Lot 2 USS 4805 SEC 19 T10N R2E (60 degrees 54' 59.49" N by 149 degrees 07' 07.87" W)	Howitzer artillery pad/avalanche control	1/1/2015 - 12/31/2017	annual	\$500	Y	\$500	self insured	3/18/2016	Invoice Dec for Jan 1 2017.	
2012-05	GCI Cable, Inc.	6-002	NW4 SEC 5 T10N R1W (PID 090-031-56)	Telecommunication Facility Easement	20 years (1/1/2010 - 12/31/2030)	annual - adjust at 5 year	\$ 2,040.00	N	\$ 2,040.00	12/31/2017	5/16/2016	2nd Inv sent 5.16.16; Invoice Dec for Jan 2016-2020; rent adj eff Jan 2021	10-yr. extension option to 2040
2012-07	Chugach Electric Assoc.	6-009C	Lot 1 ASLS 2005-36 (Plat 2013-34)(PID 090-023-06) Bird Creek	Telecommunication Facility Lease	20 yrs (7/13/2012 - 1/31/2032)	annual - adjust at 5 year	\$ 2,100.00	Y	\$ 2,100.00	1/1/2018	12/12/2016	Rent renegotiated Fall 2016 and increased \$500/year	2017 Invoice Sent
2013-06	Eagle River Parks & Rec Intra-Governmental Permit	1-076 (ptn)	ADL Lot 2 E2 T15N R2W SEC 36 (ptn.) 2,500 sq.ft.	fenced storage of equipment & supplies	11/1/13 - 10/31/2018	5 year	N/A	N/A	N/A	N/A	2/4/2016		HLB to give Parks 6 mos notice of revocation or expiration.
2014-01	Alaska Sled Dog Racing Association	Far North Bicentennial Park	Several parcels in Zone 3	dog sled trails	11/01/16 - 10/31/17	varies	varies (P&R)	?	?	1/27/2018	12/28/2016	"Cooperative Use Agreement"	executed December 2016; Parks generates; w/Director's concurrence.
2014-02	Backroads	6-011, 6-251	Girdwood trails	hiking/tourism	5/15/16 - 9/15/16	annual: 4 mos.	\$1,500	Y	\$ 1,500.00	2/1/2018	5/27/2016		Winner Creek - 21 - 27 people per trip, about 16 trips
2014-07	Xanterra Adventures, LLC dba Austin Adventures+C94	6-011, 6-251	Winner Creek/Glacier Creek trails	hiking/tourism	6/8/16 - 9/8/16	annual: 3 mos.	\$796.00	N	\$796	3/1/2017	6/6/2016		Winner Creek max hikers 14, max trips 12
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	14080 Glenn Hwy; ADL Lot 1 E2 SEC 36 T15N R2W	Lease fire station #35	8/11/14 - 12/31/2069	one-time	\$55	Y	N/A	7/1/2017	2/26/2016		Fire Station #35
2014-10	Chugiak Volunteer Fire & Rescue LUP	1-076	14020 Glenn Hwy; ADL Lot 2 E2 SEC 36 T15N R2W	LUP: parking next to FS#35	7/24/14 - 7/24/17	N/A	waived	N/A	N/A	7/1/2017	2/26/2016		Coordinates w/ FS#35 use
2014-12	Alien Species Control, Inc.	3-011	Frag Lot 1 Tract 1A-1 Mt. View Development; NE corner of Glenn Hwy & Mt. View Dr	Permit: Invasive Plant Species Abatement	8/24/14 - 10/1/17	Three years	waived	N/A	N/A	8/15/2017	2/3/2016		Canada Thistle, reed canarygrass & European bird cherry invasive species infestation abatement

APPENDIX D:
ACTIVE HLB CONTRACTS

Permit No.	Permittee/Lessee	HLB No.	Legal Address / PID	Use / Zone	Permit Term	Bill Cycle	Rate	Paid	Yearly Total	COI Exp.	Review Date	Next Action	Notes
2014-13	Girdwood Board of Supervisors	6-022 (ptn)	portion of Block 2 New Girdwood Townsite Alaska Subd (Plat 64-111)(PID 075-071-01)	Operate & Maintain Girdwood Town Square Park & Ride Facility	7/1/16 - 6/30/17	annual	waived	N/A	N/A	NO insurance req'd for GBOS	5/11/2016	send renewal end of May 2017	
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	2300 W 36th T13N R4W Sec 25 NW4NW4SW4 Woodland Park School (TID 010-123-21-001)	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	6/01/2015 - 5/31/2020	Five years	\$1/yr	Y	\$5/term	12/31/2017	4/20/2016	Negotiate New Lease & Mgmt Agreement Jan 2020; exp May 2020	
***	Alaska Park Airport Valet Parking a TDX Co.	Formerly 4-039	Former Armory Lot 2 Airport Gateway Subd (Plat 2003-136) 4902 Spenard (PID 010-301-21)	Performance Measure	11/30/2013 - 11/29/2018	5 yrs	N/A	N/A	N/A	N/A	6/29/2015	Post-Sale Performance Thresholds	Renewal opt. for another 25 yrs.
2015-16	Anchorage Coastal Wildlife Refuge Management Agreement	various HLB & P&R parcels	See pg 1-3 Memorandum of Agreement	mgmt of muni lands in ACWR	8/24/15 - in effect until mutual termination		N/A	N/A	N/A	self-insured	6/6/2016	annual joint meetings	review & update in 2020 by both parties
2015-17	Girdwood Nordic Ski Club	6-011, 6-251, 6-295, 6-296	Public Use Easement recorded 2009-051293-0 on 8/3/09	approx 5 km x 30'	7/29/09 - 7/28/29	20 yrs	N/A	N/A	N/A	11/1/2017	5/27/2016		
2016-02	Alaska WorkSource	3-073	Lot 32A Bl 10 Alaska Industrial #1, 3001 Porcupine Dr.	workforce training, etc.	1/1/17 - 12/31/17	Annual	\$631.15/month based in utilities		\$7,574	4/26/2017	1/5/2017	Quartely inspections until renovations are complete	
2016-04	Richard Schneider	1-076 (ptn)	ADL 0220 ADL Lt.2, T15N R2W, Sec. 36, E2 (ptn) (TID 051-324-19-001)	shop building approx 50' x 208'	8/15/68 - 8/14/2023	40 yrs.	sub-lease pre-paid prior to MOA ownership	N/A	N/A	N/A	2/3/2016		
2016-07	Cooley Co.	6-057 (ptn)	Lot 5 Block 2 GWIP Phase I and(possibly) Lots 1 - 3 in Block 3 of Phase II Girdwood Industrial Park Subd (pre-lim Plat S-12104)	fill and grade, consistent with Building Safety Permit C-16-1627 and copnsistent with MoA, dated 7/6/16	7/25/16 - 12/31/17	N/A	\$0	N/A	\$0	9/11/2017	7/25/2016		A revegetation plan needs to be executed at the end of contract consistent with Ti 21.
2016-09	Girdwood Forest Fair, 2016	6-134, 6-076 (ptns)	Tracts D5 & G6 Girdwood South Townsite Subd (PID 075-062-60, 075-063-90)	Brush removal + camping grounds for GWFF 2016	6/25/2016 - 7/6/2016	12 days	\$500 (\$5,000 Deposit)	Yes	\$500	10/1/2016	7/8/2016	Joint site visit with P&R	This years' permit was expanded to include D5 (although it included it in the past without a permit) and allowed for Friends of Forest Fair cleanup activities.
2016-15	Girdwood Parks & Recreation	6-251 (ptns)	Four Corners Hand Tram	maintenance of hand tram	8/15/2016 - 2021 + options	N/A	\$0	n/a	\$0	Self-insured			
2016-17	Tesoro Alaska Pipeline Co.	4-033(A-E) ptns, 4-034 ptns	Ptns: Tract A Airport Subd (PID 010-401-27); N2NW4 SW4NW4 SE4NW4 T13N R4W SEC 32 (PID 010-401-37); Tracts A & B & Lot 1 Woronzof South Subd (PID 010-401-38, 010-401-39, 010-401-40); E2 T13N R4W SEC 31 (PID 010-401-09)	Nikiski Pipeline	1/30/1976 - 1/29/2031	annual	\$632	No	\$632	Not on file yet	8/23/2016	seek back rent; seek COI	DNR joint ROW lease; expect rent adj 2019
2016-18	Chugach Electric Association, Inc.	3-064 (ptns)	approx 29,000 sf ptn of N2NE4 SEC 4 T12N R3W; 6351 Spruce St (PID 014-931-01)	Right of Entry for 3-064; underground primary electric cable	9/15/2016 - 5-31-2017	N/A	n/a			1/1/2018	9/24/2016	Awaiting Assembly action to record easement	
2016-20	Girdwood Volunteer Fire & Rescue	6-057 (ptns)	Tract B Girdwood Industrial Park Phase I Subd (Plat 2016-67) (use permitted on Lot 4 Block 3 GWIP Phase II)	Storage of equipment; volunteer firefighter training activities; up to 4 connexes	9/20/2016 - 12/31/2017	n/a	waived	n/a	\$0	7/1/2017	9/20/2016		Once move is accomplished from GBOS GWIP area, close-out HLB 2000-11 with GBOS
2016-21	Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296	See map attached to LUP	Heli-skiing	11/1/2016 - 4/30/2017	one-time	\$4,000	yes		12/19/2017	10/19/2016	Monitoring + Close Out	Applicant paid \$250 application fee
CE 5-041	Conservation Easement for 100th Avenue project	CE 5-041	Multiple Lots in Laurel Acres Subd & ptn of South Anchorage Park	Wetland Migitation for 100th Ave	Perpetuity	one-time	\$573,459	Yes	n/a	Self-insured	12/12/2016	Invasive Species Control	Need to set contractor up for monitoring Summer 2017
2017-01	TSAIA	2017-01	E2 ptn SEC 31 T13N R4W	Access permit	9 months	on-time	\$15,600	No	\$15,600	Self-insured			

APPENDIX E

HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2017-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT 2017 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2018-2022 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 25.40.020.A, 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 25.40.020.B, 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 25.40.020.B, 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 February 28th, 2017, the Draft 2017 HLB Annual Work Program and Five-Year Management Plan were posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to all municipal department heads, public and private organizations, including Assembly members and all community councils; and

WHEREAS, on March 6th, 2017, the draft April 13th, 2017 HLBAC agenda for the public hearing on the draft plan was issued via e-mail to all community councils, Assembly members, interested parties and department heads, and placed in the MOA online Public Meetings Notice website and the HLB website; and

WHEREAS, on April 13th, 2017, the HLBAC held a public hearing on the Draft 2017 HLB Annual Work Program and 2018-2022 Five-Year Management Plan; and

WHEREAS, a motion was passed to revise and approve Appendix F with the following conditions:

- a. Accepting all staff responses to comments with the exception of Chapter 3, item 1: replace staff response with, "No action."
- b. As a response to several comments in Chapter 3, add new language to Chapter 1 referencing adopted planning documents, Inter-Governmental Agreements, general Land Use Plans, site specific studies, environmental studies, etc.

WHEREAS, the 2017 Draft HLB Annual Work Program and Five-Year Management Plan document complies with the provisions as set forth in AMC 25.40.025.B; now, therefore,

THE HLBAC RESOLVES:

The 2017 Draft HLB Annual Work Program and 2018-2022 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 13th day of April, 2017.

Attest:



Robin E. Ward, Executive Director
Real Estate Department/HLB

Signed:



Tim Trawver, Chair
HLBAC

APPENDIX F

Response to Public and Community Council Comments on the DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan April 2017

Chapter 1		
Commenter	Comment	Response
Rabbit Creek Community Council (RCCC)	<p><u>A. Public notice procedures</u> <i>Heritage Land Bank Overview, Chapter 1: PDF Page 8 and Proposed Projects, page 30</i></p> <p>HLB uses a 14-day public notice period for all public hearings (other than the 45-day notice for the annual Work Plan). This is a shorter period than the 30-day notice for most zoning, platting, and other public hearings involving land issues; and Councils generally do not have their own postal boxes. Therefore, RCCC requests a specific time-sensitive protocol: that <u>HLB notification procedures shall include direct e-mail notification to affected or interested Community Councils at least 14 days prior to public hearings.</u> In addition, the current procedure is to notify only the Council where the HLB land is located, whereas some HLB lands have broader community importance. Add to Page 30-31, item 2, as part of the last sentence fragment: “[ALSO] ensure that public notice and outreach are timely and properly provided, <u>including e-mail notification to affected or interested Community Councils at least 14 days prior to public hearings.</u>”</p>	<p>HLB staff recommends adding language in the Policies and Procedures Appendix B III. Public Notice and Hearing Procedures: “(c) <u>Email</u> notification to the Community Council where the affected HLB Land is located, per AMC 25.40.030.D.1, as well as post the agendas...”</p> <p>Interested Community Councils may request to be added to an email distribution list pursuant to AMC 25.40.030.D.3.</p>
Turnagain Community Council (TCC)	<p>Page 9: Add after 3rd paragraph, 6th sentence, “<u>In addition, HLB maintains a standing list of people who request to receive notification of proposed HLB actions, and will mail notices of all proposed actions to this list.</u>”</p>	<p>This should have been added in the 2016 and 2017 Work Plan. It will be added in the 2017 Work Plan.</p>
Chapter 2		
Commenter	Comment	Response
RCCC	<p><u>B. Acreage correction - Which acreage figure 232 or 252 acres is correct?</u> <i>Progress Report, Land Management, Chapter 2:</i></p> <p>Page 13: An area of approximately 232 acres located south of Clark’s Road...</p> <p>Page 23 The southern part of Section 36 encompasses 252 acres, including approximately 92 acres of wetlands and contains creek corridors...</p>	<p>Tract 1 is approx.: 92.88 acres Tract 5 is approx.: 138.94 acres</p> <p>232 acres is accurate; Page 23 will be revised.</p>
Chapter 3		
Commenter	Comment	Response
RCCC	<p><u>E. HLB Parcel 2-144 final plat and potential revenues</u> <i>2017 Work Program, Proposed Disposals, Chapter 3: PDF p.20</i></p> <p>RCCC and Parks and Recreation have worked to ensure that HLB’s</p>	<p>No action.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p>2016 re-plat includes public access and parkland called for in adopted land use plans. RCCC has not seen HLB’s revisions to the final plat. Final public and staff review are an important step. Add to Page 20’s progress report: “...Staff have recorded trail and road easements and the re-platting process is in the final stage, <u>which will include final review by Parks and Rec staff and RCCCs before plat filing.</u>”</p>	
<p>RCCC</p>	<p><u>I. Parcel 2-156 should be retained</u></p> <p><i>Chapter 3 2017 Work Program, proposed disposals, PDF page 20</i></p> <p>According to AMC 25.0.035, The HLB Fund is intended for three main purposes, one of which is <u>acquiring land for municipal use</u>. RCCC has previously identified the public value of parcel 2-156 either in-situ or in exchange for adjoining parcels for watershed protection or Potter Creek greenbelt enhancement. Numerous tributaries of Potter Marsh adjoin this parcel and are unprotected. The nearby Potter Creek Greenbelt includes only the inner parts of the steep creek canyon, leaving some canyon slopes subject to development. The stated objectives of HLB include “acquiring land for municipal use” (AMC 25.40.035) and “assisting implementation and supporting municipal plans” Work Plan page 6, Land Management Objectives). Add the following statement of the public value:</p> <p>PDF Page 20: HLB Parcel 2-156 – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, and will be considered for disposal. <u>The parcel has public value in situ or in exchange for adjoining parcels for watershed protection or Potter Creek Greenbelt enhancement and access, as noted by the Community Council. The parcel is within a Special Study Area of the Hillside District Plan, for eventual transportation connectivity between Golden View Drive and Potter Valley Road.</u> Road and trail corridors may need to be reserved if the parcel is offered for disposal. <u>Revenues from possible sale of this parcel should be directed to the adopted municipal planning goals of Potter Marsh watershed protection and Potter Creek greenbelt acquisition.</u></p>	<p>HLB believes that the disposal of this parcel can be accomplished in a way that also provides an opportunity to review this parcel for roadway connections consistent with the Hillside District Plan’s identification of a Special Study area for Roadway Connections.</p> <p>The mission of the HLB is to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. At this time, meeting the planning goals related to Potter Marsh protection and Potter Creek greenbelt acquisition are better suited to be accomplished by a different agency, not HLB.</p>
<p>RCCC</p>	<p><u>F. HLB Parcel 2-144 market analysis</u></p> <p><i>Work Program, 2017 proposed disposals, PDF page 20</i></p> <p>The lack of bids for parcel 2-144 in four previous marketing attempts indicates lack of demand. Property appraisals in the Potter area have dropped since the state’s fiscal crisis began. HLB should hold the property until there is a robust market that ensures top revenue for the MOA.</p>	<p>It is not customary for the HLB to provide market analysis to the community councils; at this time it is not recommended to start doing so.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p>Add language below to ensure maximum sale price for parcel 2-144. In addition, HLB should use revenues from this sale to fund public park and trail access on the retained parts of HLB 2-144.</p> <p>P.20: HLB Parcel 2-144 – This 37.5-acre parcel located above Potter Valley was offered for sale in 2007, 2008, 2009, and 2012 by sealed bid sale, and received no bids. The parcel is being actively marketed at this time, noting that in accordance with the Potter Valley Land Use Study, conditions of the sale require that open space and parkland be reserved by the developer as part of the subdivision platting process. The Potter Valley neighborhoods lack any developed parks, and also experience increasing conflicts over lack of trail access to Chugach State Park. <u>HLB Staff will provide market analysis to indicate whether current market will yield a top purchase price: and if there is no such indication, HLB will withhold this property from disposal. Revenues from sale of this parcel should be committed to neighborhood park development and trail access to Chugach State Park from Potter Valley, in accordance with the PVLUA and HDP.</u></p>	<p>The HLB fund is not designed to fund park development and trail access, although HLB staff does assist P&R in aspects related to real estate activities periodically.</p>
<p>Dianne Holmes</p>	<p>P. 21/64: Parcel 2-156 should not be considered for disposal. This parcel is designated as a Special Study area of the Hillside District Plan and therefore needs to be reserved for a potential road connection and also could be useful for the community in a land exchange for protection of the nearby Potter Creek greenbelt. As a "land bank", I request that HLB consider community needs first, for this parcel.</p>	<p>HLB believes that the disposal of this parcel can be accomplished in a way that also provides an opportunity to review this parcel for roadway connections consistent with the Hillside District Plan's identification of a Special Study area for Roadway Connections.</p>
<p>TCC</p>	<p>Page 21: 3rd paragraph (& Chapter 4, Page 29 Proposed Acquisitions): Per the Mayor's submitted list of state-owned parcels to be transferred to the Municipality. TCC advocates for the following parcels to be used as public parks/natural open spaces/recreational areas: 21, 68, 71 (ptn), 77, 78 & 113; and the Kloop snow disposal site within 71.</p>	<p>Noted. Reference to the Mayor's submitted list is recommended to be removed from the Work Plan due to lack of response from the State of Alaska.</p>
<p>RCCC</p>	<p><u>2017 Work Program, Chapter 3, Potential Projects</u></p> <p>Public trailheads for Chugach State Park access in the Anchorage Bowl are repeatedly overcapacity. Neighborhood conflicts have arisen from overflow parking and unauthorized access. Several HLB parcels that border Chugach State Park have been identified in adopted land use plans as potential trailheads for Chugach State</p>	<p>Parcels 2-139 – 2-141 have been combined into one HLB Parcel 2-139 (mapping will be updated).</p> <p>See page 29 in the Five-year plan regarding Chugach State Park access.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p>Park. These parcels should be added to the 2017 Potential Projects list:</p> <p><u>Parcels 2-139, 2-140, 2-141. Located in Bear Valley near Brewster’s Drive, these parcels abut Chugach State Park and have potential for developed public access. They are close to a public road right-of-way, and large enough to allow parking that is well-separated from any residences, as well as a sustainable trail alignment that traverses the slope and leads to a popular ridge trail within Chugach State Park. These parcels are identified as a potential trailhead in the Hillside District Plan and PVLUA. These parcels could be developed through Intergovernmental Authorization (per Appendix B Policy 4) with Chugach State Park.</u></p> <p><u>Parcel 2-152. Located north of Honey Bear Road in Bear Valley, this parcel abuts Chugach State Park and has been identified for future park access. The Hillside District Plan and Potter Valley Land Use Analysis (PVLUA) show this as a trailhead with future road and trail access via the Newell Homestead parcel, which is being platted and subdivided in April 2017. HLB has requested a 60-foot road and trail easement to Parcel 2-152 through this subdivision plat. Surveys and permanent marking of the easement at the time of subdivision will facilitate near-term public access development. Development may include Intergovernmental Authorizations with Chugach State Park.</u></p>	<p>Regarding 2-152, HLB staff recommends adding language on page 29:</p> <p>“...HLB will continue exploring the feasibility of exchanging certain HLB parcels, such as HLB parcel 2-139 and <u>2-152</u> in upper Bear Valley...”</p>
<p>Dianne Holmes</p>	<p>P. 22-23/64: where can a list of the requested properties be found (Mayor's request to SOA)? What does the MOA intend to do with the parcels? The Work plan only states "parcels that could benefit the MOA."</p>	<p>N/A.</p> <p>HLB staff does not have this list. Please forward this request to the Mayor’s Office.</p> <p>Staff recommends removing reference to this initiative since there has not been any substantial response from the State of Alaska regarding this request.</p>
<p>RCCC</p>	<p><u>C. Adherence to Title 21 in determining conservation easement boundaries</u> <i>Work Program, chapter 3, potential projects, PDF page 23:</i> The recreational use of Parcels 2-125 and 2-126 can be optimized if the wetland buffers are 75 feet per the adopted Section 36 Park Master Plan, rather than up to 200 feet as initial HLB presentations have suggested. There is no conservation benefit from such wide buffers for these wetlands where the proposed adjacent use is low-</p>	<p>The wetland buffer will be negotiated with the Army Corps of Engineers with public input. Some development may be acceptable within the buffer.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p>impact, trail-based recreation. (For comparison, Title 21.07.020.4.c.ii requires only a 15-foot development setback from wetlands.) Insert to page 23 the following guidelines:</p> <p>The southern part of Section 36 encompasses 252 acres, including approximately 92 acres of wetlands and contains creek corridors. These portions of Section 36 are being considered for inclusion into the HLB Mitigation Bank for conservation of habitat and other ecological values. <u>The conservation easement will encompass 75-foot buffers surrounding the wetlands in accordance with the Section 36 Master Plan preferred concept (See Figure 5.4 of Master Plan).</u></p> <p>Trail easements or access through the wetlands areas of Section 36 will need to be defined prior to execution of a conservation easement in order to ensure connectivity for public use and access from Storck Park and Bear Valley School to the rest of Section 36 in accordance with the Section 36 Master Plan.</p>	
<p>Girdwood Cemetery Committee of Girdwood Board of Supervisors</p>	<p>I am writing to support the Girdwood Cemetery as one of your potential projects which appears on page 23 in your "2017 ANNUAL WORK PROGRAM & 2018-2022 FIVE-YEAR MANAGEMENT PLAN" (4/12/17)</p>	<p>Noted (4/12/17).</p>
<p>Dianne Holmes</p>	<p>P. 24/64: Section 36, parcels 2-125 to 126: before execution of proposed conservation trail easements in the park, a professional trail designer(s) should be employed to ensure the trails will adequately serve their purposes, which include X-C skiing, and hiking/biking, and a critical connection or two to Storck Park. 'Social trails' in these parcels cannot be used for sustainable trails.</p> <p>After delineation of the wetlands and the 75' buffer, transfer non-wetlands in the above parcels to Parks and Rec so volunteer groups can apply for grants to develop trails. It is far easier for groups to deal with only one governmental entity rather than several.</p> <p>The Sec 36 Park master plan calls for 75' wetlands buffers, while HLB has stated they want greater buffers. Larger buffers would not benefit the recreational needs of the community. Keep the conservation easements to a minimum by adhering to the master plan and 75' buffers only. Larger buffers might mean more mitigation credits to HLB, but that should not trump HLB's mission to provide lands for the public's benefit (as is stated in Appendix B, E-4). As</p>	<p>HLB staff will continue to coordinate with Rabbit Creek and Bear Valley Community Councils and Park & Recreation on the design, location, and type of trail improvements.</p> <p>The entirety of both tracts is proposed to transfer to Park & Recreation. HLB will manage the Conservation Easement only, the land will be managed by P&R.</p> <p>The wetland buffer will be negotiated with the Army Corps of Engineers with public input. Some development may be acceptable within the buffer.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p>much of these parcels as possible should be designated for recreational trails.</p>	
<p>RCCC</p>	<p><u>G. HLB 2017 Land Management: Surveys, PDF page 25: Parcels 2-128 through 2-134 on the bluff east of Potter Marsh merit conservation status</u></p> <p>These parcels are comprised of the steep bluffs and drainage ways that recharge Potter Marsh. The Potter Valley Land Use Analysis recommends these lands be managed as open space to support Potter Marsh. For many years, HLB staff has cited the lack of surveys as the reason for not dedicating these parcels as open space. Conservation status for these parcels is the key to future conservation of numerous tributary streams on a large private tract to the east (formerly called Legacy Pointe and proposed for senior-citizen condos). These HLB parcels, if given conservation status, would provide connectivity between the stream-laced private tract and the Marsh, conserving a valuable watershed unit. Currently, the uncommitted status of HLB parcels 2-128 through 2-134 cuts off and fragments the watershed and prevents acquisition of private lands for conservation. Add to the list of 2017 Surveys: <u>HLB Parcels 2-128 through 2-136. The Potter Valley Land Use Analysis recommends these lands be managed as open space to support Potter Marsh. Surveys are necessary prior to transfer these lands to Parks and Recreation for conservation management, which will create a contiguous conservation ‘bridge’ with vulnerable wetlands and watershed to the east, making those lands attractive for conservation easements or eligible for public acquisition.</u></p>	<p>HLB Parcel 2-127 is identified for transfer to P&R in the 5-year timeframe. At this time, we do not expect to transfer 2-128 – 2-134 to P&R within the next five years. In essence, they are currently being managed as open space.</p>
<p>RCCC</p>	<p><u>D. The future transfer of parcels 2-125 and 2-126 to Parks and Recreation should be explicitly stated.</u></p> <p><i>Five Year Work Plan 2018-2022, Proposed Disposals, Chapter 4, PDF p. 26:</i></p> <p>Parcels 2-125 and 2-126 in Section 36 are intended for eventual park status as part of a legal settlement. In presentations to Rabbit Creek and Bear Valley Community Councils in March, HLB staff outlined a process that ended with the transfer of these parcels to Parks and Rec for management, after HLB’s hoped-for collection of payments from the COE. This ultimate transfer step is currently missing from the draft Work Plan. Add this step to the 2018-2022 Proposed Disposals, Page 26: <u>HLB will eventually transfer management authority for Parcels 2-125 and 2-126 to Parks and Recreation, in accordance with the Section 36 Master Plan. This ultimate transfer is</u></p>	<p>HLB’s intent is to transfer management authority of 2-125 and 2-126 to Parks & Recreation.</p> <p>Staff proposes the following addition on page 23 (2017 Potential Projects), “HLB intends to transfer Management Authority, of HLB Parcels 2-125 and 2-126, to Parks & Recreation, consistent with the Section 36 Master Plan.”</p> <p>If HLB collects payment for the sale of wetland credits, the payment will come from</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<u>intended whether or not the COE agrees to issue payments to HLB for a conservation easement.</u>	developers off-setting their wetland impacts, the Corps does not provide revenue to the MOA.
RCCC	<u>H. HLB Parcel 2-127 park transfer</u> 2018-2022 Five-Year Plan, Proposed Disposals, PFD page 26 RCCC supports transfer of this 20-acre parcel to Parks and Rec for a neighborhood park. However, the location is vaguely described as in the Potter Valley area. It is north of Potter Valley, and currently not accessible from Potter Valley Road. Change the description to <u>“east of Potter Marsh”</u> .	Noted. We will make the change.
Dianne Holmes	If HLB will be using a Drone (p.26/64) to keep tabs on conservation easements and their parcels, then consider their use for drafting potential trail easements in conjunction with the professional trail designer(s) for Sec 36.	Any drone captured imagery, by the MOA, would be available to the public and any trail developer.
Dianne Holmes	P.25/64: Fire Fuels Reduction: what HLB parcels in the Rabbit Cr, Potter Valley and Bear Valley area are slated for fuel reduction? What will the public process be? If Sec 36 or Potter Valley parcels (that are designated to be transferred to Parks and Rec) are slated for fuel reduction, it is requested that there be coordination between HLB/AFD and trail designers in anticipation that the reduction locations may be useful for trail locations.	At this time, the focus for fire fuels are for parcels that abut national forest lands. Any fuel reduction will be done in coordination with Anchorage Fire Department.
CHAPTER 4		
Commenter	Comment	Response
Nick Georgelos	This letter is to address the current demand for vacant land to be made available via land disposal for residential development in the Girdwood Valley. Currently the demand for residential development in Girdwood greatly outweighs the available vacant land. HLB Parcel 6-040 seems to be a great candidate for land disposal helping to provide the current and future residents available land to construct residential homes in Girdwood. This parcel seems to have the ability for dual access and the ability to connect the entire tract of land to municipal sewer service. Municipal water service is not available in the area of Girdwood Valley, so residential wells will be needed on each property. This letter is a formal request to add HLB Parcel 6-040 to the Heritage Land Bank one-year disposal plan.	HLB staff agrees that moving this disposal request to the 1-year work program is acceptable.
Dianne Holmes	P.26/64: Surveys: If Drones are to be used on HLB parcels for monitoring easements and capturing imagery, consider coordinating	Any drone captured imagery, by the MOA, would be available to the public and any trail developer.

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	with trail designers before conservation trail easements are executed.	
Dianne Holmes	<p>P. 27-28/64: Agree: Transfer to Parks and Rec parcels 2-127, 2-135-136, but also include the other parcels designated for transfer, according to the PVLUA (#2-128-134). If the MOA is requesting the SOA to transfer land, then it is appropriate for HLB to transfer long-held parcels designated to go to Parks and Rec. These are undeveloped park lands that will not require maintenance because they are likely to remain in a primitive state.</p> <p>Potter Valley Land Use Analysis Recommendations p 59-60. AO 99-144:</p>	<p>HLB Parcel 2-127 is identified for transfer to P&R in the 5-year timeframe. At this time, we do not expect to transfer 2-128 – 2-134 to P&R within the next five years.</p>
TCC	<p>Page 27 HLB Parcels 4-033(A-F) and 4-034: Amend Plan to include specific proposal to transfer all HLB land within HLB Parcels 4-032, 4-033(A-F) and 4-034, not under lease or otherwise encumbered to Parks & Recreation for the permanent protection of important municipal lands currently being used by the public for park, recreation and natural open space purposes. And to include a reference to participating in a discussion with Parks & Recreation and TCC regarding the public’s longstanding desire for the coastal trail/associated greenbelt/tidelands and portions of the Sisson Loop Trails system to be transferred to Parks & Recreation. In addition to the previously provided rationale for transfer, the Planning & Zoning Commission are reviewing public comments regarding the designated use of HLB land west of the airport for the 2040 LUP map (See Attachments A, B, C & D). Delete the following on page 27 for HLB Parcels 4-033, 4-034: [In the future, HLB will manage this land in a manner consistent with the newly adopted West Anchorage District Plan, which provides for parks and natural resources, and potentially major transportation facility uses for these parcels. Public access to the Coastal Trail may be considered.] Replace with, “<u>HLB will manage this land in a manner consistent with the 2040 Land Use Plan, which is expected to be adopted by the Assembly in 2017. The draft 2040 LUP designates most of HLB land west of the airport as parks and natural areas. The area currently leased to the Clitheroe Center is designated as community facility or institution. These draft designations are based on Municipal Planning Department discussions with Turnagain Community Council, Ted Stevens Anchorage International Airport, the Planning & Zoning Commission, and the airport’s latest Master Plan Update Airport Layout Plan (December 2014), which shows no proposed acquisition or</u></p>	<p>HLB will continue to follow the approval of the Draft 2040 Land Use Plan Map. At this time, due to the complexities of usage on the HLB properties identified as “park or natural area” we recommend retaining these parcels in the HLB inventory.</p> <p>Additionally, portions of this area are within the Anchorage Coastal Wildlife Refuge. The MOA has an agreement with the State of Alaska for management of municipal properties within the Refuge. The Agreement is between MOA (HLB and Parks & Recreation) and SOA-ADF&G.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

	<p><u>development of this HLB land. Once the 2040 LUP is adopted, the HLB staff will collaborate with the above entities to discuss transferring title and land management authority of all parks or natural areas designated HLB land in Parcels 4-033 and 4-034, as well as 4-032 tidelands, to the MOA Parks and Recreation Department, with the intent that this land become permanently dedicated parkland. Detailed ordinance language should be written with community and agency input to ensure all easements, plat notes and restrictions are appropriately included and honored on the land transfer. While this action would conflict with the West Anchorage District Plan (adopted July 2012) designation for portions of these parcels, AMC Title 21 Land Use Regulations 21.01.080D.5, states, "Where comprehensive plan elements conflict, the most recently adopted shall govern." But, the parks or natural area would conform to WADP Park Objective #6, "...permanently preserve the Tony Knowles Coastal Trail as a well-maintained, continuous, public recreational corridor with vegetative buffer from Kincaid Park to Westchester Lagoon."</u></p>	
TCC	<p>Page 29, 2nd paragraph; add underlined: <i>State Land Request by Mayor Berkowitz</i> –The list of requested properties to be transferred to MOA ownership has been well received and it is anticipated that some of these parcels will be disposed of <u>by the State of Alaska to the MOA</u> during the 5-year work plan horizon.</p>	<p>Staff recommends removing reference to this initiative since there has not been any substantial response from the State of Alaska regarding this request.</p>
Dianne Holmes	<p>P. 30/64: Agree: Management authority for 2-125-126 should go to Parks and Rec, however, any area outside the wetlands and buffer, could and should be transferred totally to Parks because there would not be any need for conservation easements outside of the wetlands and buffer, and thus no need for HLB to hold these lands.</p>	<p>Both tracts in their entirety are recommended for transfer to Parks & Recreations. HLB will maintain the CEs only.</p>
Dianne Holmes	<p>P. 30/64: Several HLB parcels are being held in reserve for trading to CSP--in Bear Valley and Potter Valley. With a large plat in Bear Valley (Blue Beary) is coming before the Platting Board soon, it is hoped that HLB recommended coordination with CSP for access to their parcel or will enter into discussions for trading. This plat is a golden opportunity to help provide much needed access for the public to CSP, but creative engineering or trading is necessary. Note that P. 32/64 item 12 should apply here, also.</p>	<p>We are working with the Planning Department to address access to HLB Parcel 2-152.</p>
Dianne Holmes	<p>P 32/64 item 12: Agree: "Continue to develop creative solutions to . . .trail access issues." Include consultation with professional trail designers and cooperation with CSP.</p>	<p>Noted. Any trail development on HLB land will be done in consultation with professional trail designers and Parks & Recreation.</p>

APPENDIX F

Response to Public and Community Council Comments on the
 DRAFT 2017 Annual Work Program & 2018-2022 Five-Year Management Plan
 April 2017

Appendices		
Commenter	Comment	Response
Dianne Holmes	P. 49/64: Appendix B, Items b & c: HLB mitigation funds should be considered to help develop park lands. Section 36 would be a prime example of where HLB funds could be used to help do a site plan, parking area, and design or develop trails.	At this time, HLB mitigation funds are being used to complete the setup of the HLB Wetlands Bank, do site prep work, and conduct annual site inspections. Once all the basics are met for the HLB Wetlands Bank, determining a program for the utilization of mitigation funds, beyond those needed for site management, will be developed.
Dianne Holmes	P. 51-64: E-1: Agree: Use some HLB funds for "... improvements on HLB land" such as site planning, trail design and construction of trails in Section 36 or a parking area per the Master Plan (on the east border) to help fulfill the need for CSP access and reduce neighborhood congestion.	The mission of the HLB is not trail design.
Dianne Holmes	P. 52/64: Appendix B, E-4: Agree: "... invest in HLB capital improvements on HLB lands, or other lands with community benefit consistent with the Comprehensive Plan ... including but not limited to ... site planning ... access" HLB's help could go a long ways to creating access in Sec 36 Park and potentially to CSP in Bear Valley. The public's thirst for park and wilderness access is creating hardships for certain neighborhoods; MOA's cooperation and creative solutions/engineering are very much needed for public benefit.	HLB is working closely with Great Land Trust on possible CSP access in Bear Valley.