

Heritage Land Bank Advisory Commission Meeting

Thursday, April 25, 2024 at 1:30PM

Permit & Development Center
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and Telephone

MINUTES

- I. **Call to Order and Statement of Procedure**– Chair Marshall called the meeting to order at 1:31 pm

- II. **Roll Call, Introductions and Disclosures**
Present: Chair Marshall, Vice Chair Fynn, Commissioners Hansen, Chmielowski, and Charnon. Commissioner Oswald was excused.
Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney, and Contractor Nicole Jones-Vogel

- III. **Approval of Agenda and Minutes**
 - a. April 25, 2024 Agenda, Commissioner Charnon moved, seconded by Commissioner Hansen, there was no objection and the agenda passed as presented.
 - b. February 22, 2024 Minutes, Commissioner Charnon moved, seconded by Commissioner Hansen, there was no objection and the minutes passed.

- IV. **Director’s Report**
Director Briggs presented an offer from the MOA Legal team to come and provide an Ethics training to Commissioners at the May regular meeting. She updated on the status of the HLB Work Plan, which was postponed to the May 7, 2024 Assembly Agenda for public hearing. Director Briggs informed that the Salvation Army vacated their use of the “Clitheroe Building” at the end of West End Road. Lastly, Director Briggs provided a progress report on the closing of Phases I and II of Holtan Hills which is anticipated to close in the next month.

Commissioner Charnon asked about the levee in Girdwood. Staff responded that it is still being evaluated the history, status, requirements and pursuing a Title Report.

V. **Work Session: Girdwood Industrial Park**

Contractor, Nicole Jones-Vogel, led the presentation and discussion about the Girdwood Industrial Park Feasibility Study. An overview of each option was provided to include; anticipated construction costs, acres of usable land that would be created, lots created, anticipated income to HLB, and any other process or decision considerations. Staff started the conversation with the general recommendation going forward, which is to obtain a new appraisal. The 2014 and 2016 appraisals were not representative enough of the Phases II and III of the Industrial Park to feel confident in the financial outcomes of each potential option.

Commissioners provided the following points of consideration; evaluate the option of doing fragment lot subdivision, obtain an appraisal for at minimum Options 1 and 4, include lease versus fee-simple sale in analysis, include any consulting needs in cost estimate, and consult with Girdwood Valley Service Area on space requirements.

Next steps include presenting these four options to Girdwood Board of Supervisors at the next Quarterly meeting with the Municipal Manager, ordering an appraisal, and formatting the presentation into a written report.

VI. **Persons or Items Not on the Agenda**

There were not any members of the public who wished to testify to the HLBC.

VII. **Commissioner Comments**

Commissioners echoed their appreciation for the update on the Girdwood Feasibility Study.

VIII. **Next Regularly Scheduled Meeting Date**

Thursday, May 23, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. **Adjournment**

Meeting adjourned at 2:22 pm.