

Heritage Land Bank Advisory Commission Meeting

Thursday, May 23, 2024 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p

Join by Telephone - 907-519-0237, Conference ID: 987 366 530#

AGENDA

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. May 23, 2024 Agenda
 - b. April 25, 2024 Minutes
- IV. **Director's Report**
- V. **Presentations**
 - a. Paul Ervasti, Municipal Administrative Hearing Officer: Boards and Commissions Ethics Training
 - b. Dan Starr, President, Bikewood: Girdwood mountain bike trail project update
- VI. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.*)
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, June 27, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- IX. **Adjournment**

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.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

PROJECTS UPDATE REPORT

May 17, 2024

Pending and Recently Completed Disposals

- *3-027A – Dowling Substation (HLBAC Res 2022-03, As Amended)*
A Purchase and Sale agreement will be drafted, and documents will be prepared for taking this disposal to the Anchorage Assembly for approval. This transaction is anticipated to be complete in 2024.
- *3-078A-D – Lake Otis and Tudor (HLBAC Res 2021-01; AO 2022-50)*
The disposal of these 4 parcels, which includes an Alaska Department of Environmental Conservation (DEC) contaminated site, has been under contract since December of 2021. The purchaser is working with DEC and the liable party to close the site, with the plan to redevelop to site into a car wash. This transaction is anticipated to close by June 2024.
- *Portions of 6-011/16/17 – Holtan Hills (HLBAC Res 2022-09(S); AO 2023-137, As Amended)*
The Tract Plat for the Holtan Hills project was recorded on May 2nd as Plat 2024-18. Tracts 1 and 2 were conveyed to the developer on May 7th (Recorded Document 2024-011453-0). See below for more details on this project.

Pending and Recently Completed Acquisitions

- *5-041 – Laurel Acres (HLBAC Res 2023-01; AO 2023-113)*
On November 7, 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 of the Laurel Acres Subdivision for future wetland mitigation. This transaction is anticipated to close in 2024.
- *5-041 – Laurel Acres Tax Foreclosures (AO 2024-58)*
On May 21st, an ordinance will be introduced by Real Estate Services to the Assembly that would authorize the retention of four tax foreclosed parcels in the Laurel Acres Subdivision for public purpose. It is anticipated that these four parcels would come into the HLB Inventory for future wetland mitigation credits.

Current & Continuing Projects

- *2-127-136 – Parcel Transfer to Parks and Recreation (HLBAC Res 2024-03; AO 2024-47/8/9)*
These parcels were recommended by HLBAC for transfer to Parks and Recreation for the creation of a new park at the February meeting. Assembly Ordinance 2024-48 authorizing the transfer was

introduced to the Assembly on May 7th, and will be up for public hearing on May 21st. Two other ordinances regarding this project will also be having public hearings on May 21st. AO 2024-49 would authorize the acquisition of the adjoining 200 acres using grant funding donated by Great Land Trust, with the transferred HLB Parcels being used as an in-kind grant match. AO 2024-47 would authorize the dedication of a Conservation Easement on the entire Potter Marsh Watershed Park area.

- *2-156 – Natural Burial Cemetery*

Alaska Natural Burial submitted an application to HLB Staff in August 2022 to acquire HLB Parcel 2-156 for a natural burial cemetery. Per AMC 25.40.025.H, HLB may dispose of land through a Request for Proposals process for the purpose of facilitating a specific project that provides public benefit. Staff anticipates releasing an RFP for a non-profit natural burial cemetery.

- *4-046 and 4-047 – Former Native Hospital Site*

There has been renewed interest in activating the Former Native Hospital site. ACDA has expressing interest in developing an RV park at the site and HLB issued them a permit to perform due diligence work. The Assembly amended the 2024 HLB Work Plan to include in the annual plan incorporating the 2019 site Master Plan as an element of the Anchorage Comprehensive Plan, and the implementation of the Near-Term (Pre-Development) Actions from the 2019 Master Plan for the site in the 5-year plan.

- *5-041 – Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. Several property owners are considering sale and/or donation to HLB. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed. Eight parcels have been acquired since starting the project.

- *6-011B portion – Glacier Creek Village*

HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent in September of 2023. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. As this project progresses HLB Staff will keep HLBAC updated.

- *6-011 – Holtan Hills (HLBAC Res 2022-09(S); AO 2023-137, As Amended)*

HLB Parcels 6-011, 6-016 and 6-017 were replatted into five tracts as the Holtan Hills Subdivision, recorded as Plat 2024-18 on May 2nd. Tracts 1 and 2 were conveyed to the developer on May 7th (Recorded Document 2024-011453-0). HLB is also authorized to convey Tract 3 at a later date, upon other conditions being met. Tracts 3, 4, and 5 of the Holtan Hills Subdivision remain in HLB Inventory as HLB Parcels 6-011A, B, and C. HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff will also be coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement.

- *6-057F – Girdwood Industrial Park*
HLB Staff presented a preliminary feasibility study of different options to HLBAC at the April HLBAC meeting. HLB Staff also provided an update to GBOS at the Municipal Manager Quarterly Meeting in April. Positive feedback was received, and next steps were discussed, including moving forward with receiving an appraisal on the property to expand the financial context for the several options. Staff will continue to update HLBAC and GBOS as the project proceeds.
- *6-076 – Girdwood South Townsite*
HLB Staff are working with Girdwood Community Land Trust in exploring the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. GCLT and HLB Staff have a standing monthly meeting to keep communication open and work through items related to the disposal of 6-076. At this time, GCLT has released a Request for Information (RFI) to the development community as part of their due diligence. We anticipate after reviewing the information GCLT will be before the HLBAC to present a project update.

Administrative and Land Management

- *2024 Work Plan (HLBAC Res 2024-04; AR 2024-92, As Amended)*
HLBAC recommended Assembly approval of the 2024 Work Plan, as amended, at the February HLBAC meeting. HLB Staff presented the Work Plan at the Assembly Community and Economic Development Committee on March 14th. The Work Plan was introduced at the March 19th Assembly Meeting. An Assembly Work Session was held on April 12th, and a Public Hearing was held at the May 7th Assembly Meeting. The Assembly amended the Work Plan regarding HLB Parcels 4-046 and 4-047. AR 2024-92, As Amended was unanimously approved.
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcels 3-078A-E. New monitoring wells were installed this month to work towards delineating the potential contamination plume.
- *Wetland Monitoring*
Routine wetland monitoring will occur during the summer of 2024 in the conservation easement areas that are used for wetland mitigation credits. These areas include in Girdwood at the end of Arlberg and in Laurel Acres in southwest Anchorage.
- *GIS Mapping*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps with parcel, zoning and wetland information.
- *Site Visits & Inspections*
HLB Staff will continue to visit HLB owned parcels in 2024. Real Estate Department Staff is working with GDIC to make a georeferenced online form to make inspections more streamlined.

Land Use Permits

HLB Permit	Issued To	Permitted Use	Expiration
2017-29	Chugach Powder Guides	Heli-skiing	2024-05-31
2022-02	Girdwood Equipment Rental	Storage	2024-05-31
2023-07	3 Barons Renaissance Fair, Inc.	Storage	2024-05-31
2020-10	Straight to the Plate	Storage	2024-06-01
2016-21	Silverton Mountain Guides	Heli-skiing	2024-06-30
2018-13	Alaska Guide Collective	Mountain guiding	2024-06-30
2023-03	AWWU	Geotechnical investigation	2024-07-15
2021-18	Ridgetop Builders	Wood mill	2024-08-01
2018-10	Chugach Powder Guides	Access to Notch Hut	2024-08-31
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due diligence activities	2024-09-15
2024-01	Anchorage Community Development Authority	Due diligence activities	2024-10-15
2011-15	Snow Free Snowplowing	Equipment storage	2024-12-31
2007-08	Girdwood Parks & Recreation	Frisbee golf course	2024-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2024-12-31
2019-08	Girdwood Valley Service Area	Park & Ride	2024-12-31
2017-10	Alaska Railroad Corporation	Avalanche mitigation	2024-12-31
2023-01	Ritual Bough	Ceremonies	2025-01-31
2022-04	Girdwood Community Land Trust	Storage	2025-02-10
2021-07	Turnagain Tree Care	Contractor wood lot	2025-02-10
2018-01	ADOT&PF/TSAIA	Access	2025-03-30
2023-02	Girdwood Community Land Trust	Due diligence activities	2025-04-30
2016-09	Girdwood Forest Fair	Vendor camping	<i>pending</i>
2024-02	QAP	Storage	<i>pending</i>

List of Permits that were issued or active in 2024. Permits are organized by term expiration.