

Heritage Land Bank Advisory Commission Meeting

Thursday, August 22, 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 1:30 pm.

II. Roll Call, Introductions and Disclosures

Present: Chair Marshall, Commissioners Oswald, Chmielowski, Hansen, and Charnon

Excused: Vice Chair Fynn

Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney, and Contractor Nicole Jones-Vogel

III. Approval of Agenda and Minutes

a. August 22, 2024 Agenda, Commissioner Oswald moved, seconded by Commissioner Charnon, there was no objection and the agenda passed as presented.

b. May 23, 2024 Minutes, Commissioner Oswald moved, seconded by Commissioner Charnon, there was no objection and the minutes passed as presented.

IV. Director's Report

Director Briggs provided an update on many projects.

- MOA 2022 CAFR report is complete, with the fund balance of \$5,681,000. The 2023 books are being audited currently.
- Every three years Commissions are audited and reauthorized; the HLBAC has been reauthorized for another three years.
- CY Investments has applied for a clearing permit in Holtan Hills along with preparing for submission of the Planned Unit Development application.
- Girdwood Comprehensive Plan is going through the approval process.
- PZC has approved the Master Plan For Alyeska Resort which includes a portion 6-011, which will be before the HLBAC at a later date.
- Appraisal for Girdwood Industrial Park is underway.
- Maui Subdivision appraisal has been received and will be marketed for competitive sale.
- Cemetery RFP for 2-156 went out and is under review.

Commissioner Charnon requested more information on the clearing permit and the process for the community meeting.

V. Proposed Action Items and Public Hearings

a. Resolution 2024-05: A Resolution of the Heritage Land Bank Advisory Commission recommending approval of the withdrawal from HLB Inventory and transfer of management authority of HLB Parcel 6-075, legally described as Alyeska - Prince Addition Tract F, to the Girdwood Parks and Recreation Department

Staff provided a brief overview of the proposed action item including background, details on the property, and how it implements the 2024 HLB Work Plan.

Commissioner Charnon asked about the process for agency review.

Public Hearing was opened.

Brian Burnett, GBOS and P&R Supervisor

Mr. Burnett provided a historic perspective on the trail development. In 1969, the Alyeska Hotel hosted a ski event and developed a 10K nordic ski loop for the event, which basically became part of the Winner Creek trail and portions of the Nordic Ski Club. In 2008, when John Burns proposed development, they worked with HLB and the State to resolve existing easements and move trails to Tract F which was reconstructed by the Resort. The trail is a high quality, high use trail. Requested that HLB keep the perspective of maintaining trails and having no net loss of recreation opportunity in Girdwood.

Public Hearing was closed.

Commissioner Charnon made a motion to approve, Commissioner Chimelowski seconded, the item passed unanimously.

b. Resolution 2024-06: A Resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the disposal by a relocatable public use easement to Girdwood Mountain Bike Alliance, dba Bikewood, of portions within HLB parcels 6-251 and 6- 296 in Girdwood, legally described as portions of SEC 3 & 10 T10N R2E S.M., for twenty (20) years at no cost, and to amend the 2024 HLB Annual Work Plan.

Contractor Jones-Vogel provided an overview of the history, the current proposal, and the conditions of approval that are recommended by HLB staff.

Commissioner Charnon provided support to Bikewood and would like to see Bikewood have a less cumbersome process that does not include coming back to the HLBAC Commission over and over.

The Public Hearing was opened.

Brian Burnett, GBOS, GNSC

Mr. Burnett offered testimony of support and looks forward to working with Bikewood into the future.

Amanda Tuttle, Resident

Supports Bikewood as a business owner seeing customers at her business as a direct result of visitors to the bike trails.

Public hearing closed.

Resolution 2024-06 was moved by Commissioner Chimelowski, seconded by Chair Marshall and passed unanimously.

VI. Persons or Items Not on the Agenda

Amanda Tuttle, Girdwood Resident

Ms. Tuttle spoke on the status of her request of the levee.

VII. Commissioner Comments

Commissioner Charnon thanked Ms. Tuttle for her comments about the levee in Girdwood. Offered updates that were shared at the recent HLBAC meeting and the Girdwood Board of Supervisors meeting. He requested that staff invite USACE to attend a HLBAC meeting.

Staff provided a recap of the information shared at the GBOS Quarterly meeting and the HLBAC meetings regarding the embankment.

VIII. Next Regularly Scheduled Meeting Date

Thursday, September 26, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment

Meeting adjourned at 2:31 pm.