

Heritage Land Bank Advisory Commission Meeting

Thursday, October 24, 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, Vice Chair Flynn, Commissioners Oswald, and Chmielowski

Excused: Commissioners Hansen and Charnon

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

III. Approval of Agenda and Minutes

a. October 24, 2024 Agenda, Commissioner Chmielowski moved to approve the agenda as presented, Chair Marshall seconded, and the agenda passed unanimously.

b. August 22, 2024 Minutes, Commissioner Oswald moved to approve the minutes, Commissioner Chmielowski seconded, and the minutes passed unanimous

IV. Director's Report

Director Briggs provided an update on the following items:

- Provided a clarification of the agenda, which items are for public hearing and an overview of work sessions.
- Holtan Hills subdivision update
- Levee concerns on HLB Parcel 6-060, understanding stakeholders involved, information on the memo being drafted by staff, and general takeaways.
- Update on the 2025 HLB Work Plan Draft and expected timeframe
- Proposed to change the regular November meeting to 11/21/2024

V. Proposed Action Items and Public Hearings

a. **Resolution 2024-07: A Resolution of the Heritage Land Bank Advisory Commission recommending approval of the disposal by competitive bid 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), in Anchorage.**

Staff provided the background information on the properties proposed in the disposal action including adjacent land use, environmental considerations, and the appraisal report. There is no municipal need for the properties. HLB Staff held a sealed competitive bid and there were no bids received.

Public Hearing was opened.

Robert Hagood

Mr. Hagood asked questions regarding the disposal and expressed interest in purchasing the three properties.

Public Hearing is closed.

A motion by Commissioner Chmielowski. Chair Marshall seconded, none opposed, and the resolution passed unanimously.

VI. Work Session: Girdwood Industrial Park

Staff provided an overview of the process and detailed the three options that an appraisal was obtained for. Discussion occurred and the consensus of the Commission was in favor of option 2 creating a permanent cul-de-sac and four tracted parcels; however, they were interested in feedback from GBOS and would continue the conversation at the November Work Plan work session.

VII. Persons or Items Not on the Agenda

Amanda Tuttle, Girdwood Resident

Ms. Tuttle cited code regarding land use studies that are required. Ms. Tuttle also asserted that HLB is violating federal laws.

Robert Wolfe, Girdwood Resident

Stated that he has a letter that he will be sharing with the GBOS regarding his permit in the Girdwood Industrial Park.

VIII. Commissioner Comments

No commissioner comments.

IX. Next Regularly Scheduled Meeting Date

Thursday, November 21, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

X. Adjournment: Meeting adjourned at 2:31 pm.