

# Heritage Land Bank Advisory Commission Meeting

Thursday, October 24, 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: 987366530#*

## AGENDA

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
  - a. October 24, 2024 Agenda
  - b. August 22, 2024 Minutes
- IV. **Director's Report**
- V. **Proposed Action Items and Public Hearings** *(No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)*
  - 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.
- VI. **Work Session:** Girdwood Industrial Park
- VII. **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.)*
- VIII. **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**

# 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.



**MUNICIPALITY OF ANCHORAGE**  
**REAL ESTATE DEPARTMENT**  
**HERITAGE LAND BANK**

**PROJECTS UPDATE REPORT**

**October 18, 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 has been extended several times and is now anticipated to close by the end of 2024.

**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, pending current owner action. Another Laurel Acres property owner has approached HLB to donate a parcel. It is anticipated that this transaction would be complete by the end of 2024.
- *5-041 – Laurel Acres Tax Foreclosures (AO 2024-58)*  
Real Estate Services is seeking authorization from the Assembly to retain two tax foreclosed parcels in the Laurel Acres Subdivision for public purpose. It is anticipated that these two parcels would come into the HLB Inventory for future wetland mitigation credits.

**Current & Continuing Projects**

- *2-127-136 – Potter Marsh Watershed Park (HLBAC Res 2024-03; AO 2024-47/8/9)*  
Assembly Ordinances 2024-47, 48 & 49 were approved by the Anchorage Assembly on May 21<sup>st</sup>. These ordinances authorized the transfer of ten HLB parcels to Parks and Recreation, the acquisition of the adjoining 200 acres using grant funding, and a Great Land Trust held conservation easement being placed on the entire 300-acre Potter Marsh Watershed Park area. During the agency review of this project and parcel transfer, a comment was received from Right-

of-Way noting the need for an easement along 172<sup>nd</sup> Avenue. This was achieved earlier this month through an Intragovernmental Permit (Record No. 2024-028051-0). HLB continues to collaborate with GLT and the Parks and Recreation Department to meet the grant requirements and project goals. It is anticipated that this transfer and acquisition will occur in December.

- *2-156 – Hillside Cemetery Project*

On June 17<sup>th</sup>, HLB released an RFP for the development of this 9.5-acre parcel for cemetery purposes. HLB received one submission from Alaska Natural Burial, which was reviewed by a selection committee and found to meet or exceed the criteria of the RFP. Next steps are to issue a permit to Alaska Natural Burial to perform due diligence work. It is anticipated that Alaska Natural Burial will present to HLBAC in the spring of 2025, with a resolution for recommendation at a subsequent meeting.

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

There has been renewed interest in activating the Former Native Hospital Site. ACDA has expressed interest in developing an RV park at the site and HLB issued them a permit to perform due diligence work. This proposal will likely be presented to the HLBAC in the coming months, with a resolution for recommendation at a subsequent meeting.

- *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. Alyeska Development Holdings submitted an Area Master Plan Modification & Development Master Plan to the Planning and Zoning Commission, which was adopted with conditions on June 10, 2024 (Case 2024-0061). This Plan includes a portion of HLB 6-011B but does not commit HLBAC to any action. As this project progresses HLB Staff will keep HLBAC updated.

- *Holtan Hills Tracts 1 & 2 (formerly HLB 6-011/6/7)*

HLB Staff continues to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff is coordinating with AWWU on the sewer extension and other site-related work to support the Holtan Hills project. HLB continues to 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 future options for the GWIP to HLBAC and GBOS in April. HLB received an appraisal for three of the development options and will be presenting an update to the Commission at the October meeting.

- *6-076 – Girdwood South Townsite*  
HLB Staff is working with Girdwood Community Land Trust to explore the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. 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**

- *2025 Work Plan*  
HLB Staff has begun drafting the 2025 Work Plan. It is anticipated that HLBAC will hold a work session on the draft in November, with a tentative Public Review Draft being released in early December, and a Public Hearing at the February HLBAC meeting. These dates are subject to change depending on the discussion at the work session.
- *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. Two new monitoring wells were installed over the summer to work towards delineating the potential contamination plume.
- *Wetland Monitoring*  
Routine wetland monitoring occurred in September in the conservation easement areas that are used for wetland mitigation credits. These areas include the two easements in Laurel Acres in southwest Anchorage. The Arlberg CE is scheduled to move to long-term monitoring, pending USACE approval.
- *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. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements.
- *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
2022-02	Girdwood Equipment Rental	Storage	2024-05-31
2023-07	3 Barons Renaissance Fair, Inc.	Storage	2024-05-31
2018-13	Alaska Guide Collective	Mountain guiding	2024-06-30
2024-05	True North Sustainable Development Solutions, LLC	Archaeological surveying	2024-06-30
2016-09	Girdwood Forest Fair	Vendor camping	2024-07-10
2023-03	AWWU	Geotechnical investigation	2024-07-15
2024-04	USFS	Spruce Beetle research	2024-07-31
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due diligence activities	2025-09-15
2024-03	USFS Forest Inventory and Analysis Program	Forest research	2024-09-30
2024-02	QAP	Storage	2024-10-31
2007-08	Girdwood Parks & Recreation	Frisbee golf course	2024-12-31
2009-13	Girdwood Valley Service Area	Storage	2024-12-31
2011-15	Snow Free Snowplowing	Storage	2024-12-31
2017-10	Alaska Railroad Corporation	Avalanche mitigation	2024-12-31
2019-08	Girdwood Valley Service Area	Park & Ride	2024-12-31
2023-01	Ritual Bough	Ceremonies	2025-01-31
2021-07	Turnagain Tree Care	Contractor wood lot	2025-02-10
2022-04	Girdwood Community Land Trust	Storage	2025-02-10
2018-01	ADOT&PF/TSAIA	Access	2025-03-30
2024-01	Anchorage Community Development Authority	Due diligence activities	2025-04-15
2023-02	Girdwood Community Land Trust	Due diligence activities	2025-04-30
2021-18	Ridgetop Builders	Wood mill	2025-08-01
2020-10	Straight to the Plate	Storage	2025-08-20
2024-06	Alaska Natural Burial	Due diligence activities	<i>pending</i>
2017-29	Chugach Powder Guides	Heli-skiing	<i>pending</i>
2018-10	Chugach Powder Guides	Access to Notch Hut	<i>pending</i>
2016-21	Silverton Mountain Guides	Heli-skiing	<i>pending</i>

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





**MUNICIPALITY OF ANCHORAGE**  
**REAL ESTATE DEPARTMENT**  
**HERITAGE LAND BANK**

**STAFF REPORT**

**HLBAC Resolution:** 2024-07  
**Action:** Disposal by competitive bid process  
**Hearing Date:** October 24, 2024  
**Subject Property:** HLB Parcels 5-010, 5-011, and 5-012 (Maui Industrial Park Subdivision)  
**Prepared By:** Emma Giboney, Land Management Officer

**SUMMARY**

**Proposal:** Heritage Land Bank proposes to dispose of industrially zoned parcels 5-010, 5-011, and 5-012 by competitive bid process.

**Applicable Regulations & Standards:** AMC § 25.40.025A, 25.40.025B, and 25.40.025D provide authority for this disposal by competitive bid process.

**2024 Work Plan:** The disposal of these parcels by lease or sale is listed as a potential disposal in the 2025-2029 Five-Year Management Plan (page 22).

**Staff Recommendation:** Staff recommends approval of Resolution 2024-07 (Appendix B).

**PROPERTY INFORMATION**

**HLB Parcel Numbers:** 5-010, 5-011, 5-012

**Parcel/Tax IDs:** 016-042-24-000, 016-042-25-000, 016-042-26-000

**Legal Description:** Lots 3, 4, and 5 of Tract 3 Maui Industrial Subdivision (Plat 77-133)

**Location:** In south Anchorage on Olive Lane near O'Malley Rd and C St (Appendix A)

**Size:** Approximately 1.25 Acres Each; 3.8 Acres Total

**Zoning:** I-2 Heavy Industrial

**Wetlands:** Approximately 3.3 Acres Class C Wetlands. The Anchorage Wetlands Management Plan (2014) shows the wetland areas within these parcels to be Class C, which are of low value within the Municipality. In the plan it states that this particular wetland area has some value for "stormwater attenuation and water quality" and that prior to development a USACE jurisdictional determination and wetland delineation would be required by code, and that this area is General Permit applicable.

**Existing condition and land use of the parcel and surrounding area:** These three HLB Parcels are currently vacant with Class C wetlands present. The surrounding area is developed for industrial use. To the west is a snow dump. To the east is a tow yard that is currently pursuing approval to be converted into a snow dump.

To the north is a warehouse and distribution center. To the south is the O'Malley right-of-way, with Alaska Sand and Gravel on the opposite side.

**Adopted Land Use Plan:** The Anchorage 2040 Land Use Plan (2017) designates these parcels and the surrounding area as General Industrial, which is implemented by the current zoning.

## BACKGROUND INFORMATION

In 1977 Tract 3 of the Maui Industrial Park was subdivided into lots and Lots 3, 4, and 5 were in private ownership (plat 1977-133).

In 1979 the State of Alaska Department of Transportation and Public Facilities (DOT&PF) filed a Declaration of Taking and took to front 120 feet of the three lots for the Minnesota Drive Extension Project, which has become O'Malley right-of-way (Record no. 301-1979-049197-0).

In 1981 Lots 3, 4, and 5 were purchased by DOT&PF (Record No. 301-1981-041886-0).

In 1987, the lots were conveyed to the Municipality of Anchorage by Commissioner's Deed as part of Municipal Entitlement (Record no. 301-1987-072781-0; ADL 223370). This deed included restrictions that dictated that the properties were "subject to a controlled access line along the south boundary" to support the Minnesota Drive Extension Project and that they be used "solely to public use and not for commercial purposes" and that the properties would revert back to the State if the terms were violated.

However, in 2015, the MOA and DOT&PF executed the Glenn/Muldoon Interchange Project Land Exchange Agreement and one of the exchange provisions was the removal of the reversionary clause from lots 3, 4, and 5 of the Maui Industrial Park (Record No. 301-2015-059472-0).

In January of 2016 HLBAC passed resolution 2016-02 recommending the disposal by lease with development requirements of the 3 lots. However, no bids were received, and the parcels have remained in HLB inventory.

## PROPOSED ACTION

The current proposed action is to dispose of HLB Parcels 5-010, 5-011, and 5-012 through a competitive bidding process. In the last year, HLB has received several inquiries regarding the status of these parcels and if they were going to be available for sale, specifically for the use as a snow dump (the size of these lots does not allow for this area to be a Municipal snow dump, but it does allow for a private snow dump). This renewed interest prompted the addition of this potential disposal to the 2024 HLB Work Plan and an agency review.

In July HLB received an appraisal that set the fair market value (FMV) at \$575,000 per lot. The parcels were put on the market to be sold by competitive sealed bid with the minimum bid set at the appraised FMV on September 17<sup>th</sup>. Signs were posted on the properties, information was posted on the HLB website, flyers were mailed to nearby property owners and emailed to HLB's mailing list and the inquiring parties were notified.

The bidding period is scheduled to close October 18<sup>th</sup>, with no bids yet received as of this writing. If no bids are received at the appraised fair market value, HLB may consider the contingencies as laid out in AMC § 25.40.025D. This would not require further HLBAC action. This disposal will not be taken to the Assembly prior to having perspective purchaser and set sale price for the lots.

## AGENCY REVIEW

An agency review was conducted engaging MOA departments and applicable external agencies. HLB has received seven responses to date, none of which stated a public purpose need, or any objection to the

proposed action. Development Services and Right-of-Way examined the parcels and did not find a need for additional easements prior to a disposal action. In a conversation with the Watershed Management Services Division, there were no concerns about the potential disposal or development of this parcel, however a written agency review is pending. A summary of the comments is below, with full text provided in Appendix C.

Watershed Management Services Division: no concerns about the potential disposal or development of this parcel.

Parks and Recreation: No public purpose need.

Anchorage School District: No Interest or comment.

Clerk's Office: No public purpose need.

Port of Alaska: No interest.

Development Services: No need for additional utility or drainage easements prior to disposal, no additional comments.

Right-of-Way: No need for additional utility or drainage easements prior to disposal, no objection to the proposed action.

Traffic Engineering: No public purpose need.

## **PUBLIC NOTICE**

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Thursday, October 10, 2024. Notices were mailed to the neighboring 87 property owners within at least 500 feet of the HLB Parcels Thursday, October 9, 2024. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, October 10, 2024.

## **CONCLUSION AND RECOMMENDATION**

This disposal is consistent with the HLB work plan and mission of HLB. These parcels are surplus to municipal need, and the highest and best use would be for the intended industrial use. Staff recommends approval of this disposal by competitive process as per AMC § 25.40.025D.

Appendices:

A – Vicinity Map

B – Resolution 2024-02

C – Agency Comments

**Appendix A – Vicinity Map**

HLB Parcels 5-010, 5-011, and 5-012 outlined in red



**Appendix B – Resolution 2024-07**

**MUNICIPALITY OF ANCHORAGE  
HERITAGE LAND BANK ADVISORY COMMISSION  
HLBAC 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.

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**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 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land, transfer of HLB land or an interest in land; and

**WHEREAS**, pursuant to AMC 25.40.025D, HLB land sales shall occur by a competitive bid process for at least the appraised fair market value; however, should the competitive bid process fail to result in the sale of the parcel, HLB may enter into direct negotiations with interested parties or set a minimum acceptable bid; and

**WHEREAS**, a reversionary clause is to be included in the Deeds stating that the successful bidder(s) shall develop the parcel(s) within five (5) years, and if development does not occur within that period, the property(ies) will revert to the HLB Inventory and HLB will reimburse the successful bidder(s) the original cost of the purchase; and

**WHEREAS**, this disposal is supported by the HLB 2024 Annual Work Program & 2025-2029 Five-Year Management Plan (AR 2024-92, As Amended); and

**WHEREAS**, HLB posted the property, conducted public notice, and an agency review by all potentially interested municipal agencies and Community Councils to establish no objections to the withdrawal and transfer; and

**WHEREAS**, the HLBAC finds the disposal of HLB Parcels 5-010, 5-011, and 5-012 to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS 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.

PASSED and APPROVED on this, the 24<sup>th</sup> day of October 2024.

Approved:

Attest:

\_\_\_\_\_  
L. Dean Marshall, MPA, Chair  
Heritage Land Bank Advisory Commission

\_\_\_\_\_  
Tiffany Briggs, Director  
Real Estate Department

## Appendix C – Agency Comments

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One):    YES            X    NO

Date: 05/31/2024                      From: Tanya Hickok, P.E.

Department/Organization: Anchorage Parks and Recreation

Describe Public Purpose Need:

No comment. Thank you for the opportunity to comment.

**From:** [fenoseff\\_thomas](#)  
**To:** [Giboney, Emma](#)  
**Subject:** RE: AGENCY REVIEW: HLB Parcels 5-010/11/12  
**Date:** Wednesday, May 1, 2024 3:32:07 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**[EXTERNAL EMAIL]**

Emma,

ASD has no interest or comments.

Respectfully,

**Tom Fenoseff, PMP**  
Anchorage School District  
Senior Director, Capital Planning & Construction  
[Fenoseff\\_Thomas@asdk12.org](mailto:Fenoseff_Thomas@asdk12.org)

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Anchorage, AK 99515-3517



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The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One): YES NO **XX**

Date: 5/22/24 From: Jamie Heinz

Department/Organization: Clerk's Office

Describe Public Purpose Need:



**From:** [Ribuffo, Stephen](#)  
**To:** [Giboney, Emma](#)  
**Subject:** RE: AGENCY REVIEW: HLB Parcels 5-010/11/12  
**Date:** Wednesday, May 1, 2024 2:16:46 PM  
**Attachments:** [image003.png](#)

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The Port has no interest, Emma.

Steve



**STEVE RIBUFFO, MBA, MSLM, AMPE, CME**  
**Director**

[www.portofalaska.com](http://www.portofalaska.com)

**From:** Anunciacion, Judy C.  
**Sent:** Monday, May 6, 2024 8:14 AM  
**To:** Giboney, Emma  
**Cc:** Soule, Gregory G.; Walters, Michael S.  
**Subject:** RE: AGENCY REVIEW: HLB Parcels 5-010/11/12

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Good morning Emma,  
I don't see a need for any utility and drainage easements on these parcels. Private Development has no comments.

Thanks,  
**Judy Anunciacion, P.E.**  
*Private Development Engineer*

***Municipality of Anchorage | Development Services***  
4700 Elmore Road Anchorage, AK 99507 | 907.343.8310

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**From:** Walters, Michael S.  
**Sent:** Thursday, May 9, 2024 5:16 PM  
**To:** Giboney, Emma; Heritage Land Bank  
**Cc:** Soule, Gregory G.; Anunciacion, Judy C.  
**Subject:** AGENCY REVIEW: HLB Parcels 5-010/11/12

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Emma,

I do not see any need to require additional utility or drainage easement. Right of Way has no comments or objection to the proposed action.

Thank you,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)

**From:** Coy, Bradly B  
**Sent:** Thursday, May 2, 2024 5:46 PM  
**To:** Giboney, Emma; Heritage Land Bank  
**Subject:** RE: AGENCY REVIEW: HLB Parcels 5-010/11/12

Traffic Engineering has no public purpose need.



**Brad Coy, P.E., PTOE**

*Traffic Engineering Director/Municipal Traffic Engineer*  
Traffic Engineering Department  
Municipality of Anchorage  
4700 Elmore Road, Anchorage, Alaska 99507

[bradly.coy@anchorageak.gov](mailto:bradly.coy@anchorageak.gov)  
[www.muni.org/Departments/Traffic](http://www.muni.org/Departments/Traffic)