

Heritage Land Bank Advisory Commission Meeting

Thursday, February 27, 2025 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. February 27, 2025, Agenda
 - b. January 23, 2025, 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 2025-02:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan.
- 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, March 27, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, January 23, 2025 at 1:30PM

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

And via Microsoft Teams and Telephone

MINUTES

I. Call to Order and Statement of Procedure

Vice Chair Flynn called the meeting to order at 1:31pm

II. Roll Call, Introductions and Disclosures

Present: Vice Chair Brian Flynn, Commissioners LaQuita Chmielowski, Tammy Oswald, Ryan Hansen, and Tim Charnon.

Excused: Chair Dean Marshall

Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney

III. Approval of Agenda and Minutes

- a. January 23, 2025, Agenda: Commissioner Oswald moved to approve the agenda as presented, Commissioner Charnon seconded, and the agenda was passed with no objection.
- b. November 21, 2024, Minutes: Commissioner Charnon moved to approve the minutes, Commissioner Ryan Hansen seconded, and the minutes were passed with no objection.

IV. Director's Report

Director Briggs provided an update on the following items:

- The sale of the HLB properties located on the corner of Lake Otis and Tudor, 3-078A-D
- The transfer of 100 acres of HLB land (2-127 through 2-136) to support the creation of Potter Marsh Watershed Park
- The 2025 Work Plan comment period and public hearing

V. Proposed Action Items and Public Hearings

- a. **Resolution 2025-01:** A resolution of the Heritage Land Bank Advisory Commission recommending approval of the acquisition of real properties, legally described as Lots 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44) and placement into the Heritage Land Bank inventory.

Staff provided background information on the project and current proposed action, including the wetland and infrastructure status, and conservation easements.

The Public Hearing was opened and closed with no one present wishing to speak to the item.

Resolution 2025-01 was moved by Commissioner Charon and seconded by Commissioner Hansen. A roll call vote was conducted and the item passed unanimously 5-0

VI. Persons or Items Not on the Agenda

Tim Melnick, Compatible Lands Foundation

Mr. Melnick told the Commission that Compatible Lands Foundation works with JBER and is interested in working with HLB to possibly place a non-development easement on 4-043D, which aligns with the draft work plan.

VII. Commissioner Comments

Commissioner Charnon mentioned the comments received from GBOS during the public comment period for the work plan. He looks forward to discussing the comments at the public hearing, and how to best address their concerns. He is happy to facilitate a conversation with GBOS as needed.

VIII. Next Regularly Scheduled Meeting Date: Thursday, February 27, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment

Meeting adjourned at 1:48pm



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

February 21, 2025

Pending Disposals

- *3-027A – Dowling Substation (HLBAC 2022-03)*
HLBAC recommended this disposal in 2022. This disposal will be taken to the Assembly for authorization after working with PM&E to ensure all necessary easements are in place and receiving an updated appraisal.

Pending Transfers

- *6-075 – Girdwood Park Transfer (HLBAC 2024-05)*
HLBAC recommended this parcel be withdrawn from HLB inventory and transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation. This transaction will be going before the Assembly for authorization in the coming weeks.

Pending Acquisitions

- *5-041 – Laurel Acres*
There are several parcels in the Laurel Acres Subdivision that are currently in different phases of being acquired by HLB for future wetland mitigation. In 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 (*HLBAC Res 2023-01; AO 2023-113*), but the closing of this transaction is pending current owner action. HLBAC recommended the acquisition of Block 2, Lots 31 and 32 in January which will be going before the Assembly in the coming weeks (*HLBAC Res 2025-01*). Additionally, Real Estate Services is seeking authorization from the Assembly to retain two tax foreclosed parcels in the Laurel Acres Subdivision for public purpose.

Current & Continuing Projects

- *2-156 – Natural Burial Cemetery Project*
HLB Staff continues to work with Alaska Natural Burial on next steps for the Cemetery Project. HLB issued a permit to ANB for due diligence work to be completed on the site. HLB will continue to collaborate with the non-profit to ensure the success of this project as it moves through the different necessary processes. 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 other municipal agencies for the off-site infrastructure to support the Holtan Hills project. HLB continues to work with the State Department of Natural Resource's to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.
- *6-057F – Girdwood Industrial Park*
 Staff evaluated four options for the future of the Girdwood Industrial Park and presented them to the HLBAC and Girdwood Board of Supervisors in October 2024. The work has continued to illustrate the complexity of the Girdwood Industrial Park. HLB Staff will work with GBOS to evaluate if the continued analysis, with recommendation on next steps, is better completed by the Girdwood Valley Service Area.
- *6-076 – Girdwood South Townsite*
 HLB Staff received an application from Girdwood Community Land Trust to explore a potential long-term ground lease and development of HLB Parcel 6-076. At this time, GCLT has a permit to perform due diligence work on the site and released a Request for Information (RFI) to the development community. We anticipate after reviewing the information GCLT will be before the HLBAC to present a project update.

Administrative and Land Management

- *HLB Staff*
Heritage Land Bank has hired a new Land Management Officer. Ryan Yelle joins HLB after spending the last several years in the Planning Department, most recently as the Long-Range Planning Manager. We are excited to have him bring his planning and project management experience to the team!
- *HLBAC*
Vice Chair Flynn has completed his term on the Commission which leaves two seats currently vacant. HLB Staff will continue to work with the Mayor's office to fill these vacancies. More information on how to apply can be found on our website.
- *2025 Work Plan*
The 2025 Work Plan public review draft was released on December 9th. The public comment period closed on January 23rd. The Public Hearing will be held at the HLBAC meeting on February 27th.
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcel 3-078E. Two new monitoring wells were installed over the summer to further delineate the 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. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements. The new 2024 aerial imagery layer has been added to the HLB maps.
- *Site Visits & Inspections*
Staff visited many parcels in 2024 and will continue to visit HLB parcels in 2025.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2018-01	ADOT&PF/TSAIA	Access	2025-03-30
2024-01	ACDA	Due Diligence	2025-04-15
2023-02	Girdwood Community Land Trust	Due Diligence	2025-04-30
2017-29	Chugach Powder Guides	Guided Heli-skiing	2025-05-31
2018-10	Chugach Powder Guides	Access to Notch Hut	2025-05-31
2024-07	Ridgetop Builders	Wood Lot	2025-05-31
2024-08	Sundog Mountain Guides	Guided Heli-skiing	2025-05-31
2016-21	Silverton Mountain Guides	Guided Heli-skiing	2025-06-30
2021-18	Ridgetop Builders	Wood Mill	2025-07-31
2020-10	Straight to the Plate	Storage	2025-08-20
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2025-09-15
2024-06	Alaska Natural Burial	Due Diligence	2025-10-27
2007-08	Girdwood Parks & Recreation	Frisbee Golf Course	2025-12-31
2009-13	Girdwood Valley Service Area	Equipment and Materials Storage	2025-12-31
2017-10	Alaska Railroad Corporation	Avalanche Mitigation	2025-12-31
2019-08	GVSA Street Maintenance	Park & Ride	2025-12-31
2011-15	Snow Free Snowplowing	Equipment and Materials Storage	2025-12-31
2023-01	Ritual Bough	Ceremonies	2026-01-31
2021-07	Turnagain Tree Care	Wood Lot	2026-02-10
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2022-02	Girdwood Equipment Rental	Storage	<i>pending</i>

List of Permits that were issued or active in 2025. Permits are organized by term expiration.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

MEMORANDUM

DATE: February 21, 2025
TO: HLB Advisory Commissioners
FROM: Heritage Land Bank Staff
SUBJECT: 2025 Annual Work Program & 2026-2030 Five-Year Management Plan
(Resolution 2025-02)

As per AMC 25.40.020, Heritage Land Bank is required to have a 45-day public comment period and public hearing notice of at least 45 days prior to a hearing by the HLBAC on the annual work program. The public comment period and public hearing notice for the 2025 Annual Work Program & 2026-2030 Five-Year Management Plan was announced on December 9, 2024. The comment period closed after 45 days on January 23, 2024. During this period, HLB received 80 comments from 11 groups and individuals. The original emails are attached.

HLB Staff summarized, separated, or distilled comments for substance before organizing them into a table and providing a response. The comments are organized by the chapter and page number to which the comment is referring. Some comments were more general and are included at the end. Responses have been provided in response to each comment and done so in consideration of broader HLB and MOA goals and objectives.

In the Response to Public and Community Council Comments (Appendix E), please note the highlighted responses, which indicate a suggested amendment to the 2025 Annual Work Program & 2026-2030 Five-Year Management Plan.

From: Marc June [REDACTED]
Sent: Saturday, January 11, 2025 10:09 AM
To: Heritage Land Bank
Subject: Lot 2-147

[EXTERNAL EMAIL]

Hello,

It is my understanding that a developer is seeking purchase of this parcel despite recommendations that the parcel be included within Chugach State Park and conveyed accordingly.

The parcel has steep slopes and is not suitable for development. More important, there is a history of landowners in this area blocking access to local users.

My request is that the parcel be designated for inclusion within Chugach State Park.

Marc June
[REDACTED]

From: Kyle Shedd [REDACTED]
Sent: Monday, January 13, 2025 8:15 PM
To: Heritage Land Bank
Cc: i.turletes; Bill Britt; Corwin, William B (DNR)
Subject: Public Comment - Chugach State Park Citizen Advisory Board
Attachments: CAB Public Comment - Heritage Land Bank 2025 Work Plan.pdf

[EXTERNAL EMAIL]

HLB Advisory Commission,

Please see the attached letter with public comments from the Chugach State Park Citizen Advisory Board regarding the 2025 Annual Work Program + 2026-2030 Five-Year Management Plan. This letter was discussed and passed unanimously at our January 13th meeting.

Cheers,
Kyle Shedd
Chugach State Park Citizen Advisory Board



CHUGACH STATE PARK CITIZEN ADVISORY BOARD

18620 Seward Hwy, Anchorage, AK 99516 Phone: 907-345-5014 Fax: 907-345-6982

Monday, January 13, 2025

To Whom It May Concern,

The Chugach State Park Citizen Advisory Board (CAB) is a volunteer board composed of members of the public appointed by the Director of the Division of Parks & Outdoor Recreation. The CAB is not a decision-making body, but rather an *advisory* board. In that capacity, the CAB offers its opinion on developments material to the function and operation of the State Park in an effort to advise funders, community members, and Chugach State Park (CSP) management.

In that capacity, the CAB would like to voice its comments regarding the Heritage Land Bank (HLB) 2025 Annual Work Program and draft 5-Year Management Plan. Providing access to Alaska's parklands is a central tenet of the Department of Parks & Outdoor Recreation and the Alaska State Park system. Additionally, the Anchorage 2020 Comprehensive Plan encourages the exchange and/or development of HLB parcels to improve access to CSP. Below are our comments on specific HLB parcels.

- **2-147 – We oppose the disposition of this parcel** to a private developer with unguaranteed assurances of expanding public access to the park. Furthermore, the applicant has recently attempted to restrict access to the Stewart Trail on her private property that abuts this parcel. We support transfer of this parcel to CSP as recommended in the 1999 Potter Valley Land Use Analysis (PVLUA).
- 2-158 & 2-152 – We recommend a planning and feasibility study for development of a parking lot and trailhead on parcel 2-158. This could dramatically expand access to the McHugh area, which is currently underserved with only five legal parking spaces at the top of Honey Bear Lane. This would be an excellent fit for a Chugach State Park Access Service Area (CASA) bond and could be paired with road improvements to Kings Way Drive, Black Bear Drive, Snow Bear Drive, and Honey Bear Lane.
- 2-139 – This parcel has potential for the development of a parking lot and trailhead to improve public access to Bear Valley and McHugh if access can be established through the private parcel on Brewster Drive.
- 2-144A & B – These parcels are designated for open space recreational use in the PVLUA and have potential for development of a parking lot and trailhead to improve public access to Potter Valley and the Stewart Trail.

Sincerely,

Chugach State Park Citizen Advisory Board

From: Corwin, William B (DNR) [REDACTED]
Sent: Wednesday, January 8, 2025 1:45 PM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: HLB Parcel 2-147, near Chugach State Park in South Anchorage
Attachments: 2-147_AgencyReview_2025.pdf

[EXTERNAL EMAIL]

Emma,

It was great chatting with you last week. Thank you for the opportunity to provide agency comments. They are attached.

Best,

Ben Corwin
Park Superintendent - Chugach Region
State of Alaska - Department of Natural Resources
Division of Parks & Outdoor Recreation
[REDACTED]

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

Date: January 8, 2025

From: Ben Corwin, Park Superintendent

Department/Organization: DNR/Parks and Outdoor Recreation

Public Purpose Need (Check One): YES NO

Describe Public Purpose Need:

Chugach State Park appreciates the opportunity to provide comments on the potential disposal of HLB Parcel 2-147, located in south Anchorage bordering Chugach State Park. After careful review, we do not support the proposed disposal of this parcel at this time. We believe this parcel, with its proximity to the park, could be more appropriately preserved as an addition to Chugach State Park rather than being sold for private development. The parcel offers significant potential for expanding access to Chugach State Park, particularly given its location near existing trailheads and access points. The addition of this land could enhance connectivity between key areas of the park, provide more opportunities for public recreation, and support ongoing efforts to protect the park's natural resources. While we acknowledge the proposed use described by the neighboring landowner—including open space, trail connectivity, and a community center with trailhead parking—we believe these goals could be better achieved by incorporating the parcel into the state park system, where future development could be managed to ensure compatibility with the park's conservation and recreational objectives. This would also help mitigate environmental concerns, including the challenging slope and avalanche zones, by ensuring that any development aligns with the park's land management policies. In conclusion, we recommend that this parcel be considered for inclusion in Chugach State Park rather than being sold for private development. This approach would offer long-term benefits in terms of public access, conservation, and park management. Thank you for considering our comments. We are happy to provide additional information or discuss this further if needed.

From: Girdwood Board of Supervisors
Sent: Friday, January 17, 2025 2:37 PM
To: Briggs, Tiffany E; Heritage Land Bank; Giboney, Emma; Nicole Jones-Vogel
Cc: btcharnon@yahoo.com; Johnson, Zachary H.; Sulte, Randy; Kelley, Kyle T.; Mike Edgington (GBOS); B Sullivan
Subject: GBOS HLB 2025 Work Plan and 2026-2030 Management Plan Comments
Attachments: GBOS Re HLB 2025 and 2026-2030 plans.pdf

Please see attached letter from GBOS with comments on the HLB 1 and 5 year plans.
This letter is posted on the GBOS website under GBOS items of interest:
[Municipal Road Maintenance Service Areas Girdwood Board of Supervisors](#)

Municipality of Anchorage



*P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

January 17, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov

CC: Tim Charnon, HLBAC Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Draft HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan

Thank you for the opportunity to comment on the 2025 HLB Work Program and Management Plan. We appreciate the draft document being published in time for adoption in early 2025, and also thank HLB for their active interest in GBOS input.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

Ref #	Pg	Section	Comment/Action Request
GBOS.01	2	HLB Advisory Commission Members	GBOS notes the vacant seat on the HLBAC and requests that a Girdwood resident is considered for appointment to that seat.

GBOS.02	6	HLB Accomplishments	<u>Request Action:</u> Add: HLB staff researched levees in Girdwood at California Creek in the New Townsite and at the west bank of Glacier Creek from its confluence with California Creek and Turnagain Arm, producing a detailed memo in the latter case. GBOS appreciates the work that went into this memo.
GBOS.03	11	2024 Progress Report: Land Management	GBOS appreciates HLB's evaluation of Parcel 6-013.
GBOS.04	15	HLB Parcel 6-011A and 6-011B	GBOS supports and encourages the INHT development and acquisition of easement. Improvement to this trail is one of GBOS' priorities for 2025.
GBOS.05	15	Portion of HLB Parcel 6-011B	<u>Request Action:</u> Clarify the acreage to be disposed, since the potential purchaser has publicly mentioned acquiring up to 100 acres. Prior to any disposal, GBOS will seek binding commitments for community housing, recreation, trails, hut and easement-protected access to Glacier Creek. In particular, development of community housing should be subject to a reversion clause if not achieved within a reasonable timeframe.
GBOS.06	15	Portion of HLB Parcel 6-011B	GBOS supports the public use easement for Girdwood Nordic Ski Club.
GBOS.07	15	HLB Parcel 6-014	GBOS supports valuation of this parcel for disposal.
GBOS.08	15	HLB Parcels 6-039, 6-061, and 6-057F	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.09	15	HLB Parcels 6-039 and 6-062	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.10	15	HLB Parcel 6-057F	Options for further development of the Girdwood Industrial Park. GBOS supports and looks forward to working with HLB to find a solution during 2025 to advance this project.
GBOS.11	15-16	HLB Parcel 6-076	GBOS notes that the Project Anchorage Sales Tax proposal includes a shortlisted "Girdwood Arts and Recreation District"

			<p>project to be developed on this parcel. That project was put forward by a group working with Girdwood Inc.</p> <p><u>Request Action:</u> Development of the site by any entity must be consistent with the Girdwood South Townsite Plan as amended to conform to the adopted Girdwood Comprehensive Plan.</p>
GBOS.12		HLB Parcel 6-134	<p><u>Request Action:</u> Add to 2025 Work Plan: Withdrawal of this parcel from HLB inventory and transfer to Girdwood Parks and Recreation is a priority of the community with broad formal committee support (RV Park proposal).</p>
GBOS.13		HLB Parcel 6-075	<p><u>Request Action:</u> Add to 2025 Work Plan: Completion of transfer of this parcel to Girdwood Parks and Recreation (Winner Creek Trail Extension)</p>
GBOS.14	16	Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017)	<p><u>Request Action:</u> Ensure that required land set aside for community housing is included in the final agreement, as described in AO 2023-137.</p> <p>GBOS supports and encourages an easement for the INHT prior to land development.</p>
GBOS.15	16	HLB Parcel 6-011C	<p>GBOS supports this action to zone this area as Girdwood Institutions and Parks</p>
GBOS.16	17	Girdwood Comprehensive Plan Update	<p>GBOS supports this and advises that adoption of GCP will necessitate review and amendment of other plans, such as the South Townsite Plan</p>
GBOS.17		Plans, Studies, Surveys	<p><u>Request Action:</u> Add: Girdwood Parks Plan, project will be initiated in 2025.</p>
GBOS.18	20	HLB Parcel 6-039	<p><u>Request Action:</u> Add into the 2026-2030 management plan: withdrawal from HLB and transfer to GVSA for future community housing development.</p>
GBOS.19	20	HLB Parcels 6-053, 6-054, 6-055 and 6-056	<p>GBOS notes that ADOT&PF proposal for highway interchange has not been accepted by the community and is currently unfunded.</p> <p>GBOS suggests that HLB and DOTPF consider land exchange for DOT land in the Eastern and North Eastern part of the airport parcel but unusable for aviation adjacent to Moose Meadow.</p>
GBOS.20	21	HLB Parcel 1-111	<p>GBOS supports HLB's efforts to assist with creating additional cemetery land outside of Anchorage Bowl.</p>

GBOS.21	21	HLB Parcel 6-018	GBOS supports HLB’s efforts to assist the creation of a cemetery in Girdwood.
GBOS.22	21	HLB Parcels 6-251, 6-295 and 6-296	HLB refer to the Girdwood Comprehensive Plan and potential future Watershed Management Plan.* (see item GBOS.25)
GBOS.23	21	Wetland Bank including Girdwood	<u>Request Action:</u> GBOS supports this however requests addition of HLB/MOA Watershed complete Watershed Management Plan * (see item GBOS.25)
GBOS.24	22	Girdwood Trails Plan Implementation	<u>Request Action:</u> Word change: Proposals may require the support of HLBAC and the Assembly.
GBOS.25	22	Potential Plans, Studies, Surveys 2026-2030	<p><u>GBOS anticipates making a formal request for development of a Watershed Management Plan for Girdwood Valley in early 2025.</u></p> <p><u>Further substantial development of HLB land in Girdwood should await recommendations from that Watershed Management Plan.</u></p> <p>GBOS anticipates the need for HLB assistance with implementation of objectives within the Girdwood Comprehensive Plan.</p>

Sincerely,

Briana Sullivan

Briana Sullivan
GBOS Co-Chair

Mike Edgington

Mike Edgington
GBOS Co-Chair

From: Tim Alderson [REDACTED]
Sent: Tuesday, January 21, 2025 1:45 PM
To: Briggs, Tiffany E; Giboney, Emma
Cc: Nancy; Mike Malvick; Johnson, Zachary H.; Sulte, Randy; Community Councils
Subject: HLB Annual Work Plan Comments
Attachments: HLB Work Plan Comments..pdf

[EXTERNAL EMAIL]

Greeting from the Rabbit Creek Community Council!

Attached, please find our comments on the Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five-Year Management Plan. Please confirm receipt via return email.

Regards,

Tim Alderson, Chair
Rabbit Creek Community Council.

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

January 21, 2025

TO: Tiffany Briggs, Executive Director, Heritage Land Bank tiffany.briggs@anchorageak.gov
Heritage Land Bank Advisory Commissioners c/o Emma Giboney
Emma Giboney, Land Management Officer emma.giboney@anchorageak.gov

RE: Comments on Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft)

Thank you for the opportunity to comment on the Heritage Land Bank (HLB) 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft).

Rabbit Creek Community Council (RCCC) encompasses neighborhoods from DeArmoun Road south to and inclusive of Potter Valley. Over the years, RCCC) have taken an active interest in assessing the potential for the HLB parcels.

At our January 9 meeting, RCCC discussed the *HLB 2025 Work Program and the Five-Year Management Plan*. RCCC voted to submit the following comments to HLB, by a vote of 22 yeas-1 nay-0 abstentions.

Progress Report, Page 10. RCCC thanks HLB for its action in 2024 to implement the Potter Valley Land Use Analysis (PVLUA) regarding Parcels 2-127 through 2-136. We appreciate that HLB leveraged 100 acres to help acquire 200 additional acres (through an in-kind match for federal grants, led by a non-profit partner). The resulting creation, 300-acre Potter Marsh Watershed Park, is an invaluable asset for the entire city. Well done, HLB!

Potential Disposals, Exchanges & Transfers: 2026-2030, Page 18 - 19

Parcel 2-156 9.5 acres on south Golden View. RCCC notes that HLB has issued Alaska Natural Burial a land use permit for 'due diligence' work to take place in 2025. RCCC continues to support this proposed use, subject to conditions for approval. RCCC members have voiced the concerns about minimum burial depth to prevent disinterment by wildlife and protecting the watershed from toxicity of some human remains (medications, batteries associated with implants, artificial joints, etc.). Alaska Natural Burial Ground has furnished information indicating that soils, slopes and drainage patterns should minimize those concerns. RCCC advocates coordinating parking development in order share parking with adjoining uses (Moen Park and Potter Marsh Watershed Park). RCCC requests that the Work Plan proper include the

following language (shown here in italics) “...HLB intends to dispose of this property to Alaska Natural Burial, with conditions and restrictions. *The purpose of those conditions shall be to: maintain natural terrain and native vegetation, ensure secure and sanitary burial practices, provide efficient, shared parking with adjoining park uses, and, provide for watershed conservation and public open space after the burial site reaches capacity.*”.

Parcels 2-144 A, B, C, D in upper Potter Valley near the Alaska Mountain Rugby field
Parcel C is mentioned for possible re-zone from R-6 to R-10. RCCC has no comment on Parcel 2-144C at present; but would like to be notified directly if proposed re-zoning moves forward.

RCCC would like the Work Plan to note the potential use of Parcels A and B as trailhead locations in the next few years. There are several new trails in the Potter and Goldenview areas, but insufficient trailheads and parking for the Stewart Trail, Potter Ravine Park, and Potter Marsh Watershed Park. Trail connectivity will continue to improve in this area as tracts are subdivided and missing trail links are acquired.

Please add the following wording:

Parcel 2-144A and 2-144B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Goldenview area.

Parcel 2-146 Landlocked parcel in upper Potter Valley. RCCC currently has no comment on potential rezoning to R-10. RCCC would like to be notified directly if proposed re-zoning moves forward.

Parcel 2-147 120 acres bordering Chugach State Park, on steep alpine slopes at the head of Potter Valley.

RCCC opposes sale of this parcel, which would violate the adopted Potter Valley Land Use Analysis (PVLUA), and will submit detailed comments regarding HLB’s Agency Review of the Purchase Application under separate cover.

RCCC advocates adding to the Work Plan: “Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis.” The PVLUA implementation action is: “For Parcel 2-147, designate open space/parkland and...negotiate with ADNR for transfer to Chugach State Park” and then rezoning the parcel as Watershed (PVLUA page 59). This proposed transfer to Chugach State Park is supported by the current Chugach State Park (CSP) Superintendent and the CSP Citizens Advisory Board (per written submittals to HLB, January 2025).

RCCC opposes sale of this parcel for the following reasons:

- The physical characteristics of this parcel create high unsuitability for development. The entire lot has steep slopes, with over half of the acreage exceeding 46% slopes. The area has shallow bedrock, subalpine and alpine elevations, and extreme high winds.

- The parcel is isolated from the infrastructure necessary for development. The Steamboat Drive approach would require about two miles of road construction including wetland crossings. The Potter Heights Drive approach would require over one mile of substantial upgrade and new road construction, including streamside development. Both approaches are constrained by private parcel ownership, with gaps or insufficiencies in the rights-of-way.
- If sold, this parcel would likely be held speculatively (given the cost of development, and also the lack of developed trails in adjoining parts of CSP). This would usurp the purpose of the Heritage Land Bank to hold land for future public benefit.
- If sold, this parcel could become a barrier to public access both immediately and in the long term. Social trails across this parcel to Chugach State Park could be blocked, as has happened on nearby parcels. Future public trail development would be constrained.
- If developed in the near term by a “deep pockets” developer, a surge in recreation could precipitate resource damage to adjoining lands in Chugach State Park where there are only minimal social trails and no park improvements.

Parcel 2-139 on Brewster’s Road and bordering CSP, currently lacks legal ROW access. RCCC supports acquisition of a right of way (ROW) as well as HLB action to improve access to Chugach State Park via Parcel 2-139. Add to the Work Plan:
“HLB Parcel 2-139 – access needs to be established through a private parcel. Future trail and trailhead access to the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners.”

Demand continues to grow for a better trailhead to access the Bear Valley trail to McHugh Peak. The current Honey Bear trailhead in Bear Valley accommodates only five cars and the trail from that access point is badly eroded and excessively steep.

Parcels 2-158 and 2-152 Honey Bear Lane and ridgetop overlooking Rabbit Creek, in Bear Valley.

The draft Work Plan calls for MOA Project Management and Engineering to design access improvements. There is strong public interest in potential future uses. Therefore, add the following language:

“Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements.”

Parcel 2-125 adjoining Bear Valley Elementary School. RCCC looks forward to supporting a connector trail to link neighborhoods to the school. There may be efficiencies if this trail approval progresses concurrently with proposed trail development in nearby parts of Section 36. *“...Coordinate the timing of the trail approval with proposed trail development in nearby parts of Section 36 that are under Parks and Recreation’s management.”*

Parcels 2-116 through 2-122 Greenbelt parcels along Little Campbell Creek, near Golf course/ Section 30 Park. RCCC supports the intent of the draft Work Plan to transfer management to Parks and Recreation Department. These parcels are part of the Little Campbell Creek Greenbelt. The Hillside District Plan advocates for riparian greenbelt acquisitions (Policy 5-C) and the Anchorage Bowl Park Plan supports acquisition of greenbelts on all Hillside creeks.

Parcels 4-032, 4-033 A-F, and 4-034 Public Access to the Tony Knowles Coastal Trail through HLB land.

Add language to the draft Work Plan to ensure broader community-wide outreach when and if new access and trail buffers are contemplated. The Tony Knowles Coastal Trail is a citywide asset. Municipal trail user studies confirm that approximately 80 percent of residents have used the Coastal Trail.

Additional language (in italics)

“...Public access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will *reach out to all Community Councils* and will *specifically* work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties *and Community Councils* to determine appropriate boundaries for a trail and natural space buffer...”

Girdwood parcels: In disposing of land to private parties, HLB should reserve trail rights-of-way (ROW) rather than trail easements, per 21.08.040.D which reads, “For pedestrian access, a right-of-way dedication is the preferred method of providing access...” In our Council’s recent experience, easements on private land have raised concerns of liability and maintenance. HLB should reserve non-motorized ROWs rather than just easements, especially for the Iditarod Trail, riparian trails, and main connecting trails.

Thank you for this opportunity to comment. If you have any questions, please contact me.

Signed,



Tim Alderson, Chair

Cc: Zac Johnson, Anchorage Assembly District 6
Randy Sulte, Anchorage Assembly District 6
Ben Corwin, Superintendent, Chugach State Park ben.corwin@alaska.gov
Rachel Bernhardt, Natural Burial Ground rachel@alaskanaturalburial.org

From: Brenden Raymond-Yakoubian [REDACTED]
Sent: Wednesday, January 22, 2025 10:38 PM
To: Heritage Land Bank
Cc: Julie Raymond-Yakoubian
Subject: Comments on 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft)
Attachments: R-Y HLB Program and Plan Comments Jan 2025.docx; R-Y HLB Program and Plan Comments Jan 2025.pdf

[EXTERNAL EMAIL]

Hello,

Please see attached for our comments on the HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft).

Two files are attached, but they're the same thing, just in docx and pdf format - we weren't sure which you would prefer, so included both.

Thank you for consideration of the comments -

Best,
Brenden and Julie Raymond-Yakoubian

January 22, 2025

From: Brenden & Julie Raymond-Yakoubian



To: Heritage Land Bank

Sent via email to: HLB@AnchorageAK.gov

Re: Comments on 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft)

Dear HLB,

We are herein submitting written comment on the HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft).

With regard to this item on page 14: “HLB Parcels 6-039 and 6-062 – Girdwood Parks and Recreation has requested a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the Girdwood Trails Plan (2024).” We support this request, and encourage HLB to work with Girdwood P&R towards providing an easement for these important resources.

We strongly support this HLB management objective noted on page 7: “Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.” This is forward-thinking, and taking practical steps to implement this will greatly assist in ensuring the long-term stewardship and quality of life throughout the Municipality. The Muni would also benefit from understanding that conservation can be seen as a form of development. One potential application of this concept for Girdwood would be the pursuit of a large protected area for its natural and recreation qualities and experiences. Girdwood’s lands heritage of in- and near-community natural lands and beauty is a core part of the community and Anchorage’s identity and economy, and this would be an incredible long-term asset to the Municipality. An obvious choice for such a development would be the lands between the edge of the Timberline Drive/Alyeska Basin and Glacier Creek (i.e. the “Virgin Creek area”), which has a long-history of the community desiring its protection, contains a diverse ecosystem supporting Anchorage’s largest old growth rainforest and wetlands, and is a hub for year-round low-impact recreation activities on trails. This could be a legacy crown jewel for Anchorage.

Thank you for your consideration of our comments.

Brenden & Julie Raymond-Yakoubian
Girdwood residents

From: Coast Pizza [REDACTED]
Sent: Thursday, January 23, 2025 11:09 PM
To: Heritage Land Bank
Subject: HLB 2025 Annual and 5 year Work Management Plan Public Comments
Attachments: HLB 2026 2030 5yr Mgt Plan Comments A Tuttle 20250123.xlsx

[EXTERNAL EMAIL]

Please find my comments attached.

--

Amanda Tuttle
Coast Pizza, owner
[REDACTED]

HLB 2025 Annual Work Program and 2026-2030 Five Year Management Plan
Public Review Comments

Page	Section	Comment
Page 2.	Real Estate Department	The executive director shall have professional experience in land and resource management. AMC 25.40.040, (AO No. 95-198(S-3), § 2, 12-5-95)
Page 5.	Mission Statement	Heritage Land Bank has not managed selected and conveyed municipal land in a manner to benefit present residents by the lack of promoting orderly development, and by the failure to take on the responsibility to work with the public works department. AMC 25.40.010
Page 5.	4th paragraph	Contracts for the public easements with USFS, US and AK DOT, AKDNR, and the Alaska Railroad should be listed in Appendix D. ADL201175
Page 7.	Land Management Objectives	Land Management Objectives outlined in the Coastal Management Plan list Old Girdwood as an Area Meriting Special Attention. Heritage Land Bank has not produced a document in 47 years, including special site and area land use study or a site-specific study, that identifies historic Girdwood and the land subjected to development which endangers the public safety within hazard zones. AMC 25.40.025(c); ADL 201175
Page 7.	Land Management Objectives	Heritage Land Bank have not taken into consideration intra-governmental agreement, land conveyance ADL 201175, which states a perpetual 200 foot public easement along both sides of Glacier Creek, Indian Creek, Rabbit Creek, and along California Creek downstream from the Crow Creek (Alyeska) Highway; a 350-foot public easement along the southwesterly (right) bank and a 250-foot public easement along the northeasterly (left) bank of California Creek upstream from the Crow Creek Highway, a 25-foot public easement along both sides of Virgin Creek, Crow Creek, and along all other public or navigable water bodies, and a 100' public easement landward from the mean high tide mark of all coastal waters. The perpetual stream setback variances have been grotesquely ignored with several homes built over drainages throughout the Glacier Creek Watershed and many homes built within 25' of any drainage and navigable waters.
Page 7.	Overview of Land Disposals	HLB has not consulted with the public works to determine impacts of disposals including MOA Drainage Design Guidelines and the 10% Method Routing Analyses for storm water runoff.
Page 8	Overview of Land Acquisition	The State notified HLB that for management purposes, ADL 201175 document issues for conveyance of lands is equivalent to patent and considered equitable title and perpetual.
Page 9.	Overview of Annual Work Program; 4th paragraph	Listed notification procedures in the paragraph do not reflect the requirements of substantial compliance by publication calculated to achieve the greatest reasonable notice, and should be updated to reflect compliance requirements. AMC 25.40.030
Page 9.	Overview of Five-Year Management Plan	Land Management decisions are inconsistent with implementing measures for snow disposal to receiving waters as HLB has not selected effective snow storage and disposal sites in the Glacier Creek Watershed. APDES AK2052558
Page 10	Portions of HLB Parcels 6-011, 6-016, 6-017	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.
Page 10	Portions of HLB Parcels 6-011, 6-016, 6-017	The 2006 Crow Creek Neighborhood Feasibility Study Final Report is not accessible to the public on your website. Why?

HLB 2025 Annual Work Program and 2026-2030 Five Year Management Plan
Public Review Comments

All	Overview of Five-Year Management Plan	<p>HLB is the responsible for natural resource management, public easements, and public infrastructure. HLB is the responsible party for the day to day management and maintenance of these public resources and must be discussed in depth within HLB's Work Management Plan.</p> <p>If HLB believes they are not the responsible party then the agreements with the state and federal agencies dictating who is the responsible party must be listed in Appendix D for public records.</p>
Page 9.	Overview of Five-Year Management Plan	The Work Management Plan does not discuss how concerns raised from the public are managed or rectified. The plan does not clarify what corrective actions are taken by HLB when non compliant with municipal code, Alaska statues, and federal code of regulations.
Page 11	Land Management	The HLB executive director and commissioners are unqualified to make wetland assessments and determinations.
Page 16	Utility Easements Generally	HLB must coordinate with utility providers within the MOA. AMC 25.40.010 and ADL 01175
Page 16	2025 Potential Projects Holtan Hills Tracts 1 & 2 HLB Parcel 6-011	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.
Page 17	Land Management: 2025 Watershed Management	HLB must outline their natural resource management for the Glacier Creek Watershed to include funding of their easements. Additionally HLB must outline natural resource management of Waste Water within the Glacier Creek Watershed and the valley will be brought into compliance with the Clean Water Act. MS4 APDES AKS052558
Page 17	Land Management; 2025 Waste Water Management	HLB must outline the natural resource management of Waste Water within the Glacier Creek Watershed and compliance with municipal drainage requirements to include discussion of failing culverts and the flooding of the Historic Girdwood homes, property, and businesses. Management and permit requirements must be stated to show how HLB will bring Historic Girdwood into compliance with the Clean Water Act. MS4 APDES AKS052558
Page 20.	Potential Disposals, Exchanges, and Transfers: 2026-2030; HLB Parcels 6-053, 6-054, 6-055, and 6-056.	<p>Disposal and development requirements for these parcels initiates environmental reviews due to multi-jurisdictional governance of these parcels including USDOT, USEPA, AKDOT, AKDNR, ADEC, ACORP, Alaska Railroad, and the Municipality of Anchorage in compliance ADL201175.</p> <p>Additionally, these parcels are also not identifiable on your Region 6 map and the lack of transparency for the lands that for potential disposal within this work plan does not meet public notification intent or compliance. AMC 25.40.030</p>
Page 21	Potential Disposals, Exchanges, and Transfers: 2026-2030; HLB Parcels 6-251, 6-259, and 6-296.	Environmental reviews completed 29 years ago are insufficient for natural resource management and development standards. All disposals must be compliant with AMC Drainage Design Guidelines and a site-specific study must be completed. HLB and DOT utility easement contracts should be listed in Appendix D.
All		HLBs lack of communication, transparency, and unwillingness to address public concerns on the agenda, is circumventing. There are natural resource management hazards the residents of Old Girdwood is being subjected to, and HLB has yet to put any of these items on the agenda for the public to be informed and to be able to discuss corrective actions. All active disposals must be a standing agenda items in each monthly meeting open for the public to comment.

HLB 2025 Annual Work Program and 2026-2030 Five Year Management Plan
Public Review Comments

All		Heritage Land Bank must complete a site specific study for each land disposal. Completing one site specific land use study in 47 years for the Girdwood Valley does not meet compliancy intent or requirements. The failure to recognize 62 square miles of temperate rainforest is a mismanagement of the watershed that HLB is responsible for managing and funding. Natural Resource management, goals, and funding must be discussed in depth within the HLB's Work Management Plan. ADL 01175
Page 30	HLB Property Region 6 Girdwood Parcels	Each Regions Maps are insufficient in clearly depicting each parcel being discussed within the plan. The public has the right to be informed on which parcels are being managed by HLB within the Valley. The perimeters of those parcels should be clearly depicted within each map including boundary lines and parcel number identification. Reference points on the maps must all be depicted show common reference points including highways, streets, and waterways.

From: Deb Essex [REDACTED]
Sent: Thursday, January 23, 2025 12:17 PM
To: Heritage Land Bank
Subject: Comments on 2025 HLB Work Plan
Attachments: HLB Comments2025 for Work Plan - Deb Essex.pdf

[EXTERNAL EMAIL]

Deb Essex
Girdwood Nordic Ski Club

[REDACTED]
www.skigirdwood.org

Thank you for allowing public comment. My name is Deb Essex, I am a resident of Girdwood and President of the Girdwood Nordic Ski Club. I am speaking to the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan...

Specifically this parcel: **Portion of HLB Parcel 6-011B – Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access)** to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the Girdwood Comprehensive Plan and will be consistent with that plan, the Girdwood Trails Plan (2024), and any other applicable plans. ***May need amending depending on the pending approval of the Girdwood Comprehensive Plan Portion of HLB Parcel 6-011B – HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.

A quick history:

In 2006, HLB commissioned the Winner Creek Trails Feasibility Study (The Boutet Company), **In 2007**, that report read: The Municipality of Anchorage Heritage Land Bank (HLB) commissioned this study to determine the feasibility of constructing Nordic ski trails in Girdwood, Alaska. HLB proposed to develop approximately 17 kilometers of Nordic ski trails within the Glacier Creek/Winner Creek valleys.

In 2008, the Girdwood Nordic Ski Club (a local nonprofit) was formed to develop and maintain the first phase of that plan. A new 5 Kilometer trail was designed, approved, and as fundraising began, HLB contributed the first \$50,000 to the capital campaign.

In 2009, an easement agreement was created and approved by the Anchorage Assembly for the construction of the 5 Kilometer trail in Girdwood

In 2012, the 5K Loop was completed and a grand opening was held. Over \$950,000 was raised to complete this project - to which volunteers maintain THIS and the entire Girdwood winter trail system, to date.

In 2014, GNSC began the second phase planning of a 5 Kilometer connected multi-use trail system in Parcel 6-011 and contracted with master trail designer Bill Spencer at HDR Alaska.

In 2016 we introduced the trail proposal to the Girdwood Trails Committee, and with much discussion, including a subcommittee developed for additional discussion, the Forest Loop trail proposal was passed by GTC, LUC, and a recommendation by GBOS.

In 2017, HLBAC passed Resolution 2017-09 (6-0): A Resolution recommending Assembly approval of the disposal by a public use easement to Girdwood Nordic Ski Club of portions within HLB Parcel 6-011 for twenty years. Ms. Jones-Vogel presented the staff report including a map for the disposal to the Girdwood Nordic Ski Club.

In 2018, the GNSC contacted the Dave Whitfield with the MOA Planning Department to schedule a UDC pre-application meeting as directed by HLB.

In 2019, discussions for the creation of the Girdwood Trails Plan begin which contained the approved Forest Loop Trail as directed by UDC

In 2023, the Girdwood Trails Plan was finally approved by the Girdwood Trails Committee, and now awaits Anchorage Assembly approved by Anchorage Assembly Hearing

The sole purpose and creation of the Girdwood Nordic Ski Club was driven by the 2006 HLB Feasibility Study for Nordic Trails. The GNSC has funded the design and mapping of **this** new approved proposal, sat through hundreds of hours of committee meetings, and yet the land is under now consideration to be sold for residential development – even though-out the 60 year history with 17 Land Use and Planning documents compiled for the Girdwood valley...**none** of them suggest residential development in this area. Parcel 6-011B now has 27 acres designed for residential development through an RFP that is in working progress with Pomeroy Development. This RFP did not mention HLB Resolution 2017-09, and is in conflict with the corridors shown in the HLB Winner Creek Feasibility Study.

So here are my questions from last year still unanswered by the HLB Staff or HLBAC:

- 1) If Parcel 6-011 is sold to a private entity, will the Resolution 2017-09 be included in the transaction?
- 2) Will a trail corridor be included to connect the south valley trails with north valley trails, in perpetuity, as shown in the Girdwood Trails Plan?
- 3) Will a trail corridor continue to have year-round free public access or public easement?
- 4) This parcel, as mentioned in your report AR2023-40 as delivered to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure which ranks it **low** on suitability for development. Why is HLB surpassing other more economical parcels for residential development when the expensive condos and houses proposed will not address the needed housing in Girdwood?
- 5) Within HLB Land Use Planning Policies (Page 36 HLB Work Program) has HLB addressed land use compatibility with adjacent areas – specifically considering the Girdwood Airport – has HLB addressed congested areas, safety concerns, airport traffic, and noise abatement corridors? Has HLB realized the housing project will permanently alter the airport flight path for all external-load helicopter flights? There are six helicopter companies that fly out of Girdwood.
- 6) Has HLB considering dedicating Parcel 6-011 as Open Space in similar fashion to the donated parcel east of Potter Marsh to ensure the trail connectivity as an investment and economic driver of Girdwood’s popular trail system?

I really appreciate the time for public comment and the time HLB (and MOA) has spent creating healthy public use areas in Girdwood. I also appreciate the transparency for proposed Pomeroy development of Parcel 6-011 and their consideration of a trail presence in this area – especially by Seth Anderson. Thank you.

From: Judy Caminer [REDACTED]
Sent: Thursday, January 23, 2025 8:21 PM
To: Heritage Land Bank
Subject: HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft).

[EXTERNAL EMAIL]

Dear Ms. Giboney,

Please consider these my formal comments.

I've taken a look at the plan and see there are several parcels mentioned for inclusion in Chugach State Park or could serve to improve public access to the park.

Currently the park has about 1.5 million visitors a year and numbers are expected to increase. There are so few access points to the park on the Hillside, especially with the Canyon Road/Rabbit Lake Parking lot being unsafe to get to in the winter. Many potential access points have been lost because of subdivisions, etc and without the Muni or State securing an easement.

Several HLB parcels should be included in the park--

Parcel 2-144A and 2-144B could be reviewed for use as a trailhead development to meet the growing needs for more access. They could serve not only the state park but also the new Municipal park above Potter Marsh. We need to find ways to disperse the users and provide better trailheads and parking.

Parcel 2-147- the best use of this rugged property is to transfer it to the to Chugach State Park. The terrain is not suitable for the amenities the applicant describes and there is no legal access to it at this point. I do not want to see it "locked up" and unavailable to the CSP. The land should remain in public hands rather than going to a developer.

Parcel 2-139 it would be very worthwhile for HLB to have legal access on the Brewster Road. It would be a perfect place to have parking, a trailhead and to have a trail built to access the ridge. I encourage discussions with the Greatland Trust and the Park.

2-152 and 158 could provide needed parking and additional access, I would also support discussions with State Parks for all these parcels to go into the park. Anchorage needs more access and parking.

Thank you for the opportunity to comment.

Judy C. Caminer
[REDACTED]

From: Nancy Pease [REDACTED]
Sent: Thursday, January 23, 2025 2:11 PM
To: Briggs, Tiffany E; Giboney, Emma
Subject: Comments on HLB 2025 Work Program and Five-Year Plan
Attachments: 2025-1-23 HLB 2025 work program and plan -comments.docx

Hello, Tiffany and Emma,

First, thank you Emma, for your availability to answer questions on the Public Review Draft.

Please confirm receipt of these comments. I look forward to the Issues Response.

Respectfully,
Nancy Pease

January 23, 2025

TO: Tiffany Briggs, Executive Director, Heritage Land Bank tiffany.briggs@anchorageak.gov
Heritage Land Bank Advisory Commissioners c/o Emma Giboney
Emma Giboney, Land Management Officer emma.giboney@anchorageak.gov

RE: Comments on Heritage Land Bank's *2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft)*

Thank you for the opportunity to comment on the *Heritage Land Bank (HLB) 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Public Review Draft)*. I am a lifelong Anchorage resident with a professional background in land use planning. I have a keen interest in the potential of Heritage Land Bank.

2024 accomplishments

First, I thank HLB Commissioners and Staff for the transfer of Parcels 2-127 – 136 to Parks and Recreation as an in-kind match for federal grants. HLB, together with Great Land Trust, leveraged 100 acres into 300 acres of public watershed and recreation land that will sustain Potter Marsh. The new Potter Marsh Watershed Park is a highly visible, easily accessible public land asset for current and future generations. HLB has shown excellent use of its land bank assets to provide public value for current and future generations. Kudos!

Parcels 2-144 A, B, C, D in upper Potter Valley

Please add the following wording on page 18

Parcel 2-144 A and 2-144 B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Golden View area.

Parcels 2-244A and 2-144B merit evaluation as for trailhead development in the next few years. HLB platted these parcels in 2017-2018 with the express intent of future public recreation. These parcels are located near several scenic new trails in the Potter and Golden View areas, where insufficient trailheads and parking pose impacts to neighborhoods. You have probably followed news stories about restored public access to the Stewart Homestead Trail, which leads to Chugach State Park and McHugh Peak; and you know of Potter Marsh Watershed Park, which abuts Chugach State Park land in Potter Ravine. In addition, the Highland Walking trail passes near this area. Chugach State Park's Access Plan shows potential for public access through this area.

Parcels 2-144A and B are located in a central location for a hub trailhead with future connectors to Stewart Homestead Trail, Potter Ravine Park, Potter Marsh Watershed Park and eventually to Chugach State Park across HLB and Mental Health Trust land to the southern ridge of Mc Hugh Peak. Trail connectivity will continue to improve in this area as tracts are subdivided and missing trail links are acquired. HLB Parcels 2-144 A and B are the only public land near an improved collector road in Potter Valley (Potter Valley Road). This may therefore be a cost-

efficient location for a trailhead. In addition, a trailhead would greatly increase the value of HLB parcels 2-144 C and 2-146 for residential sale.

Trailhead development will require interagency analysis and planning, as well as iterative discussion with neighboring landowners and the interested public. Therefore, Parcels 2-144A and B should be listed in the work program.

Parcel 2-147

Parcel 2-147 is undergoing an Agency Review in response to a Purchase Application.

HLB should oppose sale of Parcel 2-147 in the 2025 Work Program for the following reasons:

- The physical characteristics of this parcel create high unsuitability for development. The entire lot has steep slopes, with over half of the acreage exceeding 46% slopes. The area has shallow bedrock, subalpine and alpine elevations, and extreme high winds.
- The *Potter Valley Land Use Analysis* (PVLUA) recommended transfer of this parcel to Chugach State Park for protection of public values, including watershed. The PVLUA found this parcel unsuitable for residential development.
- Parcel 2-147 is isolated from the infrastructure necessary for commercial recreation development as proposed in the Purchase Application. The Steamboat Drive approach would require about two miles of road construction including wetland crossings. The Potter Heights Drive approach would require over one mile of substantial upgrade and new road construction, including streamside development. Both approaches are constrained by private parcel ownership, with gaps or insufficiencies in the rights-of-way.
- If sold, this parcel would likely be held speculatively (given the cost of development, and also the lack of developed trails in adjoining parts of CSP). This would usurp the purpose of the Heritage Land Bank to hold land for future public benefit.
- If sold, this parcel could become a barrier to public access both immediately and in the long term. Social trails across this parcel to Chugach State Park could be blocked, as has happened on nearby parcels. Future public trail development would be constrained.
- If developed in the near term by a “deep pockets” developer, there could be several unfavorable impacts to the public:
 - Inappropriate commercial use. The commercial recreation venture could fail financially, as seems likely, given the capital and maintenance costs of new roads and other infrastructure. A business failure would create pressure for conversion to other commercial uses that run contrary to adopted land use plans for low-intensity development on the upper Hillside.
 - Resource damage to Chugach State Park. Intensive recreation use or other commercial use could precipitate resource damage to adjoining lands in Chugach State Park where there are only minimal social trails and no park improvements. This area is not on any CIP list for Chugach State Park funding: in fact, CSP has a huge backlog of unfunded maintenance needs.

- Watershed damage. The PVLUA identified the watershed importance of this parcel. Downslope residences all rely on groundwater wells, and this is a catchment and recharge area for that groundwater.

I request that HLB add to the Work Plan: “Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis.” This would implement the PVLUA, which states: “For Parcel 2-147, designate open space/parkland and...negotiate with ADNR for transfer to Chugach State Park” and rezone the parcel as Watershed (*PVLUA page 59*). I am informed that this proposed transfer to Chugach State Park is supported by the current Chugach State Park (CSP) Superintendent and the CSP Citizens Advisory Board (per CSP CAB meeting testimony on January 9, 2025).

Parcel 2-139

I support HLB’s intent to acquire a legal ROW to access Parcel 2-139 on Brewster’s Road but I recommend additional intent language to develop future access to Chugach State Park. As you recall, public access to the highly-popular ridgetop trail to McHugh Peak is severely constrained because only four or five cars can park legally at the Honey Bear Lane trailhead. The work of HLB should therefore be not only to gain a legal ROW to Parcel 2-139, but to explore options for permanent public access across Parcel 2-139 to CSP. Add to the Work Plan the language in italics:

“HLB Parcel 2-139 – access needs to be established through a private parcel. Future trail and trailhead access via Parcel 2-139 to the McHugh Trail on the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners.”

Again, thank you for the opportunity to comment on the future of HLB lands.

Nancy Pease



From: Turnagain Community Council (TCC) President <tccpresident@yahoo.com>
Sent: Thursday, January 23, 2025 4:47 PM
To: Heritage Land Bank
Cc: Cathy Gleason; Karen Pletnikoff; Chris Habicht; Kathleen McCoy; Marnie and Jon Isaacs; Lamar Cotten; Turnagain Community Council President
Subject: Turnagain CC Comments: HLB 2025/Five-Year Plan
Attachments: 2025-01-23 TCC Approved Comments-DRAFT 2025Five-Yr Heritage Land Bank Plan .pdf

[EXTERNAL EMAIL]

Heritage Land Bank Staff,

Please accept the attached comments from the Turnagain Community Council (TCC) on the Draft Heritage Land Bank 2025 Annual Work Program and 2026-2030 Five-Year Management Plan.

TCC appreciates the opportunity to provide input on HLB land located within the West Anchorage area of Anchorage. Please don't hesitate to contact me, if you have any questions.

Sincerely,

Cathy L. Gleason
Turnagain Community Council

[REDACTED]
[REDACTED]

TURNAGAIN COMMUNITY COUNCIL

Cathy L. Gleason, President tccpresident@yahoo.com

January 23, 2025

Submitted via email

Municipality of Anchorage
Real Estate Department
Heritage Land Bank Division
623 W. 6th Avenue
Anchorage, Alaska 99501

RE: Draft Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five-Year Management Plan

Dear Heritage Land Bank Land Staff and Heritage Land Bank Advisory Commissioners,

As the Turnagain Community Council (TCC) does each year, we are submitting these comments on the Draft Heritage Land Bank 2025 Annual Work Program & 2026-2030 Five-Year Management Plan (Draft HLB Plan). *This letter contains comments approved with no objections at our January 9, 2025, TCC general membership Zoom meeting.*

Acquiring Municipal Entitlement Lands:

Chapter 1. Heritage Land Bank Overview

- pg. 2 A Brief History of the Heritage Land Bank — *State Entitlements*
- pg. 7 Land Management Objectives
- pg. 8 Overview of Land Acquisition — *Acquiring Municipal Entitlement Lands*

Chapter 3. 2025 Work Program

- pg. 16 2025 Potential Acquisitions — *Municipal Entitlement Lands*

Chapter 4. Five Year Management Plan: 2026-2030

- pg. 20 Potential Acquisitions: 2026-2030

As TCC has for many years, we **support** the above references in the Draft HLB Plan regarding the **conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality** — and once acquired, **specifically advocate for the transfer to the Municipality Parks and Recreation for park dedication the following parcels in TCC/West Anchorage**, due to the important value they have as public parks/natural open spaces/recreational areas:

- Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located
- Parcel #77 — Little Campbell Lake Park
- Parcel #78 — land adjacent to Kincaid Park
- Parcel #113 — Delong Lake Park
- A portion of Parcel #71— northern section of Connors Bog Park
- In addition, TCC supports transfer of the:
 - Kloep Snow Disposal Site, also located within Parcel 71

Parcel 4-033B:

Chapter 3. 2025 Work Program

- pg. 16 2025 Potential Projects
- pg. 27 HLB Property Region 4 Northwest Parcels Map

The Draft HLB Plan states that the Salvation Army Clitheroe Treatment Center at the end Pt. Woronzof Dr. "became vacated in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps."

The *2040 Anchorage Land Use Plan* designates the land where Clitheroe is located as "Community Facility or Institution" — and the HLB land adjacent to it is designated "Park or Nature Area."

The Municipality of Anchorage *1983 Coastal Trail Route Study* identifies the area generally located near the Clitheroe Center area/end of Point Woronzof Dr. to the Coastal Trail route as a "potential coastal park with trail link to Point Woronzof Drive, parking facilities, shelters, restrooms, and information signage."

Currently, the only two vehicle access areas to the Tony Knowles Coastal Trail between Point Woronzof Overlook and Kincaid Park are at these two locations — leaving a length of several miles without easy public access to the Coastal Trail. While TCC is not necessarily advocating for a park with all of the amenities listed above, a small parking lot and trail connection to the Coastal Trail in this area would provide additional access to this highly-popular trail.

TCC requests that the 2025 Potential Projects section for Parcel 4 include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB and the Parks and Recreation Department with regard to future use of HLB land designated in the 2040 LUP as "Community Facility or Institution" and "Park or Nature Area" in this area — to ensure compatibility with any proposed potential use in the area designated as "Community Facility or Institution" with the high value land along the Tony Knowles Coastal Trail/Greenbelt area. Intent would be to transfer to the Parks and Recreation Department for park dedication HLB land designated "Park or Nature Area" (and potential re-evaluation of the highest and best use of the "Community Facility or Institution) as well as consideration of potential development of a much-needed connectivity trail link to the Coastal Trail.

Parcel 4-032, 4-033A-F & 4-034:

Chapter 4. Five Year Management Plan: 2026-2030

- pg. 19 Potential Disposals, Exchanges & Transfers: 2026-2030
- pg. 27 HLB Property Region 4 Northwest Parcels Map

TCC has a long history of ***advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.***

At the January 26, 2024, HLB Advisory Commission meeting, staff announced that the proposed two-year lease renewal with FAA of portions of Parcels 4-033A and 4-034 will likely be the last renewal, as FAA plans to decommission the locator beacon currently located west of the Airport east-west runways.

TCC requests that transfer of these specific parcels to the Parks Department (after the FAA lease expires) for the purpose of parkland dedication, be included in the 2026-2030 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.

Assembly-adopted Municipality of Anchorage Plans supporting this action include:

- 2001 Anchorage Comprehensive Plan identifies this HLB land as:
 - **“Community Preference for Natural Open Spaces”**
 - **“Important Wildlife Habitats”**
- West Anchorage District Plan classifies this HLB land as:
 - **“Parks and Natural Resource”**
- 2040 Land Use Plan designates this HLB land as:
 - **“Park or Natural Area”** TCC has a long history of advocating for *transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.*

Thank you for the opportunity to provide input on the Draft Heritage Land Bank 2025 Work Program and 2026-2030 Five Year Management Plan. Appropriate planning and management of our public land is vital to the long-term future of our city, and citizen/community council involvement is an important element of this endeavor. Please don't hesitate to contact me, if you have any questions or need clarification on any of the above comments or requests.

Sincerely,

Cathy L. Gleason
Turnagain Community Council President



MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2025 ANNUAL WORK PROGRAM &
2026-2030 FIVE-YEAR MANAGEMENT PLAN

HLBAC PUBLIC HEARING DRAFT (2/21/2025)

Municipality of Anchorage

Suzanne La France, Mayor

Real Estate Department

Tiffany Briggs, Director

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer

Nicole Jones-Vogel, Consultant, Rise Up Coaching Solutions, LLC

Real Estate Services Division

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Dean Marshall, Chair

Tammy Oswald

Ryan Hansen

Tim Charnon

LaQuita Chmielowski

(Two vacant seats)

Front Cover Photo: View from HLB Parcel 6-068 of the Lower Girdwood Valley, including HLB Parcels 6-060 and 6-057F. Photo taken by Margaret Tyler.



Heritage Land Bank

Office Location: 2nd Floor, 4700 Elmore Road, Anchorage, AK 99507

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Website: www.muni.org/HLB

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Guide to Abbreviations and Acronyms

ACDA	– Anchorage Community Development Authority
ADEC	– Alaska Department of Environmental Conservation
AMC	– Anchorage Municipal Code
AO	– Assembly Ordinance
ASD	– Anchorage School District
AWWU	– Anchorage Water & Wastewater Utility
BLM	– U.S. Bureau of Land Management
CEA	– Chugach Electric Association
CSP	– Chugach State Park
DNR	– Alaska Department of Natural Resources
DOD	– U.S. Department of Defense
DOT&PF	– Alaska Department of Transportation & Public Facilities
GCP	– Girdwood Comprehensive Plan (formerly known as Girdwood Area Plan)
GDIC	– Geographic Data and Information Center
GIS	– Geographic Information Systems
GVSA	– Girdwood Valley Service Area
GLT	– Great Land Trust
HDP	– Hillside District Plan (AO 2010-22)
HLB	– Heritage Land Bank
HLBAC	– Heritage Land Bank Advisory Commission
INHT	– Iditarod National Historic Trail
MOA	– Municipality of Anchorage
NALA	– North Anchorage Land Agreement
P&R	– Parks and Recreation Department
PM&E	– Project Management & Engineering
PVLUA	– Potter Valley Land Use Analysis (AO 99-144)
RED	– Real Estate Department
RES	– Real Estate Services
ROW	– Right of Way
SOA	– State of Alaska
TSAIA	– Ted Stevens Anchorage International Airport
USACE	– U.S. Army Corps of Engineers
USFS	– U.S. Forest Service

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax-based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,000 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetland mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development;
or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. See Appendix A for regional maps and a QR code to our interactive mapping application.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Midtown Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35
- Disposal of Girdwood Industrial Park Phase I Lots.
- **Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant (**proposed amendment from comment 81)**

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Disposals

Disposals of HLB inventory can include sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

Table 1.1: HLB Inventory by Area

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,070	10,977
Estimated Total HLB Acreage:	2,892	1,182	8,710	12,713

Table 1.2: Development Limitations

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	597 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leased	576 acres
Active ADEC Contaminated Sites	5 sites
Parcels under other MOA Agency Management	41

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patents. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Overview of the Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

~~Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.~~

~~All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.~~

Per AMC § 25.40.020B, each year an Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.

While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov (**proposed amendment from comment 8)

Overview of the Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation measures. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

Chapter 2. 2024 Progress Report

HLB made progress on several projects in 2024, including the tract plat and disposal of the first two tracts of Holtan Hills, as well as the transfer of ten HLB parcels to Parks and Recreation to help facilitate the Potter Marsh Watershed Park Project. Additionally, HLB Staff made significant strides on evaluating and presenting the feasibility of several options for the Girdwood Industrial Park. HLB also released a Request for Proposals for a Cemetery on parcel 2-156, and a proposal was successfully selected.

Disposals, Exchanges & Transfers

HLB Parcel 2-127 - 2-136 – The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February and approved by the Assembly in May (HLBAC 2024-03; AO 2024-48). This action was completed as part of the Potter Marsh Watershed Project. See the below *projects* section for further updates on this project.

Portions of HLB Parcels 6-011, 6-016, 6-017 – The Anchorage Assembly approved the proposed Holtan Hills disposal of approximately 60 acres in January (HLBAC 2022-09(S); AO 2023-137, As Amended). Phases 1 and 2 were conveyed to the developer in May (Recorded Document 2024-011453-0). See the below *projects* section for further updates on this project. See the *2025 Work Program* Chapter for more details on future steps.

Acquisitions

Laurel Acres (HLB Parcels 5-041) – In 2024 there were efforts to acquire parcels in Laurel Acres through donations and purchases. There are two pending donations, and two lots approved by HLBAC and the Assembly for purchase expected to close in the coming months (HLBAC 2023-01; AO 2023-113).

Projects

~~*Potter Marsh Watershed Park (HLB Parcels 2-127 - 2-136)* – The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February and approved by the Assembly in May (HLBAC 2024-03; AO 2024-48). The conservation value of these parcels was used for in-kind grant matches for grants acquired by RED and local non-profit partner Great Land Trust (GLT). This grant funding is being used to acquire the neighboring 200 acres, with management authority to P&R to create the 300-acre Potter Marsh Watershed Park (AO 2024-49). The park will be under a conservation easement held by GLT (AO 2024-47).~~ **The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February 2024 and approved by the Assembly in May 2024 (HLBAC 2024-03; AO 2024-48). The conservation value of these parcels was used for**

in-kind grant matches for grants acquired by HLB and local non-profit partner Great Land Trust (GLT). This grant funding was used in December to acquire the neighboring 200-acres , with management authority to P&R to create the 300-acre Potter Marsh Watershed Park (AO 2024-49; Record No. 2024-036525-0). The park is under a conservation easement held by GLT (AO 2024-47; Record No. 2024-036534-0). (**proposed amendment from comment 82)

Girdwood Industrial Park (HLB Parcel 6-057F) – Evaluation of possible improvements has been ongoing, HLB staff presented four options to HLBAC in April, received an appraisal on the scenarios, and presented the findings to HLBAC in October. Discussions with HLBAC, GBOS, and the community are ongoing. See the *2025 Work Program* Chapter for more details on future steps.

Holtan Hills – The Anchorage Assembly approved the proposed Holtan Hills disposal in January (HLBAC 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. Tracts 1 and 2 were conveyed to the developer in May (Recorded Document 2024-011453-0). Tracts 3, 4, and 5 remain in HLB Inventory as HLB Parcels 6-011A, B, and C. However, the Assembly approval also included the disposal of Tract 3 (6-011A) at a later date. See the *2025 Work Program* Chapter for more details on future steps.

Cemetery RFP (HLB Parcel 2-156) – In June 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. A land use permit was issued to Alaska Natural Burial for the purposes of performing Due Diligence work. See the *2025 Work Program* Chapter for more details on future steps.

Girdwood Trails Plan – In February the Assembly passed an Ordinance adopting the Girdwood Trails Plan as an element of the Comprehensive Plan (AO 2024-21). In May of 2023, HLBAC unanimously passed a Letter of Acknowledgement of the draft Girdwood Trails Plan understanding that there are several proposed trails that would be located on HLB parcels that may come before the Commission for action at a later date. See the *2025 Work Program* and *Five-Year Management Plan* Chapters for more details on future steps.

Land Management

HLB Parcel 6-013 – HLB Staff conducted a site visit to evaluate the likely presence of wetlands, which were previously identified as Class A in the 2014 Wetlands Management Plan. The site appeared to have more than fifty percent wetland characteristics. This site would be better suited for future wetland mitigation credits rather than development.

HLB Parcel 6-060 – HLB Staff researched, drafted, and distributed a memorandum regarding the earthen embankment along Glacier Creek in Old Girdwood. (**proposed amendment from comment 2)



*Wetland flora on HLB Parcel 6-013.
Photo by HLB Staff*

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

HLB Parcel 3-078E – HLB continued to conduct environmental testing and monitoring as required by ADEC. New monitoring wells were installed in July to work towards delineating the potential contamination plume.

Wetland Mitigation

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity.

Table 2.1: Conservation Easements Managed by HLB

HLB Parcel	Year Established or Modified	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40.0 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 3-079; Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037; Reflection Lake Creek	2022/2024	2.3 acres
		Total: 160.0 acres

Table 2.2: 2024 HLBAC Resolutions

Resolution	Subject	Date	Action
2024-01	Recommending approval to extend the lease of HLB Parcel 4-013, legally described as Lot 7A Block 118 Original Townsite of Anchorage (Plat 75-129), to Rupinder Alaska, Inc., dba Ramada Anchorage Downtown, for fair market value, and to amend the 2023 HLB Annual Work Program.	1/25/2024	Postponed Indefinitely
2024-02 (AO 2024-41)	Disposal by lease, at fair market value, to the United States Department of Transportation, Federal Aviation Administration of portions within HLB Parcels 4-033A and 4-034, legally described as Tract A Airport Subdivision (Plat 95-5) and E2 Sec 31 T13N R4W and to amend the 2023 HLB Annual Work Program.	1/25/2024	Approved
2024-03 (AO 2024-48)	The withdrawal and transfer of HLB parcels 2-127 through 2-136 to the Parks and Recreation Department, legally described as the W2SE4SW4 Sec 3 T11N R3W, Lots 1, 5, 6, 9, 10, 14, 15, 18 Sec10 T11N R3W, AND E2E2W4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M., and to amend the 2023 HLB Annual Work Plan.	2/22/2024	Approved
2024-04 (AR 2024-92, As Amended)	Approval of the 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan.	2/22/2024	Approved
2024-05 (pending Assembly action)	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.	8/22/2024	Approved
2024-06, As Amended (pending Assembly action)	The disposal by a relocatable public use easement to Girdwood Mountain Bike Alliance of portions within HLB Parcel 6-251 and 6-296, legally described as portions within Sec 3 and 10 T10N R2E, in Girdwood, for twenty (20) years at no cost and to amend the 2024 HLB Work Plan.	8/22/2024	Approved
2024-07 (pending Assembly action)	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.	10/24/2024	Approved

Chapter 3. 2025 Work Program

Numerous initiatives within the Municipality are set to impact the Heritage Land Bank in the upcoming year. The Real Estate Department has been assigned the responsibility of supporting various development projects associated with these efforts. Additionally, the Heritage Land Bank has several ongoing multi-year projects. It is anticipated that the Heritage Land Bank Advisory Committee (HLBAC) will address action items in nearly every regularly scheduled meeting.

2025 Potential Disposals, Exchanges & Transfers

HLB Parcel 2-156 – A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions.



HLB Parcel 2-156. Photo by Alaska Natural Burial

HLB Parcel 3-027A – Dispose of property to Chugach Electric Association. This disposal was recommended by HLBAC in 2022 (*HLBAC Res 2022-03*).

~~*HLB Parcels 3-078A-D* – The disposal of these lots, which includes an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). The transaction is expected to be completed once environmental documents have been resolved with ADEC.~~ **The disposal of these lots, which included an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). This transaction closed in January 2025, recorded as document number 2025-000661-0. (**proposed amendment from comment 83)**

HLB Parcel 4-013 – Execute a lease with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

HLB Parcels 5-010, 5-011, 5-012 – HLBAC recommended the disposal by competitive bid of these parcels in October 2024 following increased public interest (*HLBAC Res 2024-07*). After an initial bidding period that resulted in no bids, HLB Staff is considering the contingencies as laid out in AMC § 25.40.025D. This would not require further HLBAC action. This disposal will be taken to the Assembly for approval after having perspective purchaser(s) and set sale prices for the lots.

HLB Parcel 6-011A, 6-011B – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trail is consistent with the *Girdwood Trails Plan* (2024). A trail easement will be required to develop the INHT north of Hightower Road along the privately-owned Holtan Hills properties and up valley to Crow Creek and Winner Creek Trails.

Portion of HLB Parcel 6-011B – Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will not be brought to HLBC until after the Assembly adoption of the *Girdwood Comprehensive Plan* and will be consistent with that plan, the *Girdwood Trails Plan* (2024), and any other applicable plans. (**this will be amended depending on the outcome of the Assembly action on the GCP, see comment 84 for proposed language)

Portion of HLB Parcel 6-011B – HLBC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.

HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

HLB Parcels 6-039, 6-061, and 6-057F – Girdwood Parks and Recreation has requested a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right of Way to Alyeska Highway. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-039 and 6-062 – Girdwood Parks and Recreation has requested a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcel 6-057F – Staff evaluated four options for the future of the Girdwood Industrial Park in 2024. The work has continued to illustrate the complexity of the Girdwood Industrial Park. HLBC Staff will work with Girdwood Board of Supervisors to evaluate if the continued analysis, with recommendation on next steps, is better completed by the Girdwood Valley Service Area with their recently expanded powers to support local housing and economic stability in the Girdwood Valley.

HLB Parcels 6-074A, 6-074B – HLBC has recommended, and Assembly has approved (AO 2022-47), a disposal to the Alaska Railroad Corp. by non-exclusive lease for the purposes of avalanche mitigation infrastructure. It is anticipated that this lease will be executed prior to construction.

HLB Parcel 6-075 – HLBC recommended this parcel be withdrawn from HLB inventory, transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation (Res. 2024-05). This transaction will be completed this year. (**proposed amendment from comment 59)

HLB Parcel 6-076 – Girdwood Community Land Trust submitted an application for a long-term ground lease. A Letter of Intent and Land Use Permit were executed to allow due diligence to move forward. GCLT released a Request for Information to determine to best use of the land. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite Plan is supported.

HLB Parcel 6-134 – HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved Girdwood South Townsite Master Plan or if the plan needs to be amended. (**proposed amendment from comment 27)

HLB Parcels 6-251 and 6-296 – HLBAC and the Assembly approved granting a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails. It is anticipated that this easement will be recorded in the coming year. HLBAC unanimously approved Resolution 2024-06 to the Girdwood Mountain Bike Alliance (Bikewood) for a 20-year public use easement for the development of a second phase of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly. (**proposed amendment from comment 86)

Utility Easements Generally – HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general.

2025 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

2025 Potential Projects

HLB Parcel 3-080 – Staff will begin to evaluate this parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 4-033B – The Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps. HLB

may pursue leasing the building to a non-profit to provide community benefits similar to previous uses. (**proposed amendment from comment 85)

HLB Parcel 4-046 and 4-047 – Until such time the Master Plan can be implemented, short-term use of the site, for the purposes of activating the site, will be pursued for immediate implementation. Uses that incorporate elements of the Master Plan will be prioritized. HLB will work with the Planning Department to incorporate the Master Plan as an element of the comprehensive plan. HLB will continue to engage with local stakeholders.

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff will continue 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 in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” ~~will be included in the subdivision platting process of Holtan Hills Tracts 1 and 2~~ may be included in a future platting action (**proposed amendment from comment 31). This new tract will be available for current and future municipal or local community needs.

2025 Land Management

Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to with GDIC Staff to expand the spatial analysis to all HLB Parcels.

Trespass and Encroachment Issues – HLB Staff will continue to identify, track, and resolve trespass and encroachment issues. HLB will consult with appropriate agencies as necessary, including Code Enforcement, Legal Department, and Anchorage and Whittier Police Departments. We ask that the public report any Public Lands (Title 25) code violations on HLB parcels (including prohibited motor vehicle use) to HLB Staff at HLB@anchorageak.gov.

Plans, Studies & Surveys

Girdwood Comprehensive Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Comprehensive Plan (formerly known as the Girdwood Area Plan) as an element of the Municipality of Anchorage's Comprehensive Plan. ~~The GCP is pending Assembly action and will be used to guide management of HLB land in Girdwood for the planning horizon.~~ **The GCP was passed by the Anchorage Assembly on February 25, 2025 (AO 2024-114) and will be used to guide management of HLB land in Girdwood for the planning horizon. (**proposed amendment from comment 87)**

Chapter 4. Five Year Management Plan: 2026 – 2030

The HLB will review several of its holdings for disposal during this five-year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully before determining final disposition or use. Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.

Potential Disposals, Exchanges & Transfers: 2026 – 2030

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose with access to Chugach State Park is applicable.

HLB Parcels 2-116 through 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

HLB Parcel 2-125 – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management. **Any trail development in this area will be in coordination with the Parks and Recreation Department and the Section 36 Park Master Plan (2014). (**proposed amendment from comment 38)**

HLB Parcel 2-139 – Access needs to be established through a private parcel.

HLB Parcels 2-144A - D – Per the *PVLUA*, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R6-SL **(**correction from comment 45)** in 2018 (AO 2017-163) and may be considered for disposal in a future work plan.

HLB Parcel 2-146 – Although the *PVLUA* recommends a rezone for this parcel from PLI to R6-SL, the *HDP* suggests that due to slopes in the area, R-10 may be more appropriate in this general area. Staff may consult with the Planning Department to assess appropriate zoning for this parcel.

~~*HLB Parcel 2-147* – HLB received an application for the competitive bid disposal of this lot. HLB Staff will evaluate the development potential of this remote tract and perform an Agency Review to determine the public purpose need and feasibility of development. (**proposed amendment from comment 48)~~

HLB Parcel 2-152 & 2-158 – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of increasing access to HLB parcel 2-152, with construction at a later date. **Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements. (**proposed amendment from comment 55)**

HLB Parcel 3-010 – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

HLB Parcel 3-042 – Potential disposal by ground lease to CEA for the purpose of a substation. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

HLB Parcels 3-078E – Continue to evaluate environmental contamination and market this parcel for sale or lease.

HLB Parcels 4-032, 4-033A-F and 4-034 – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain

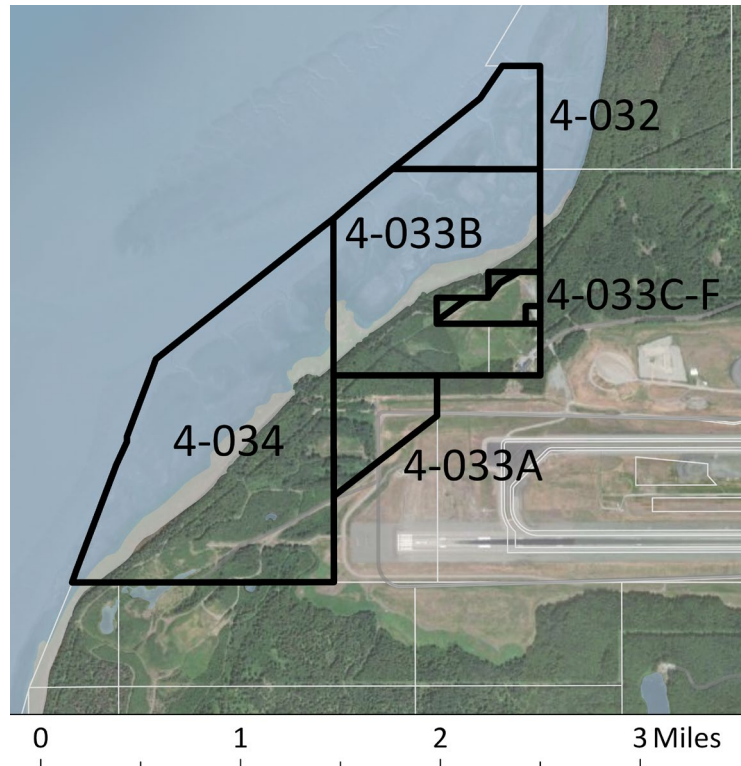


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 1).

HLB Parcel 4-045 – Resolve trespass issue and evaluate withdrawal of property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal. The site is also located near utility lines and may be requested for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

HLB Parcel 6-039 – Evaluate this parcel for potential replat into residential lots for disposal.

HLB Parcels 6-053, 6-054, 6-055 and 6-056 – ~~Potentially pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.~~ ADOT&PF has expressed interest in potentially acquiring these parcels. HLB may consider a disposal or exchange. (**proposed amendment from comment 61)

~~*HLB Parcels 6-075* – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.~~ (**proposed amendment from comment 59 to move to Annual Work Plan)

Potential Acquisitions: 2026 – 2030

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

Potential Projects: 2026 – 2030

Revolving HLB Fund – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as HLB Parcels **2-139, 2-147, 2-152 and 2-158** (**proposed amendment from comment 48) in upper Bear Valley. CSP has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide CSP access (Figure 2).

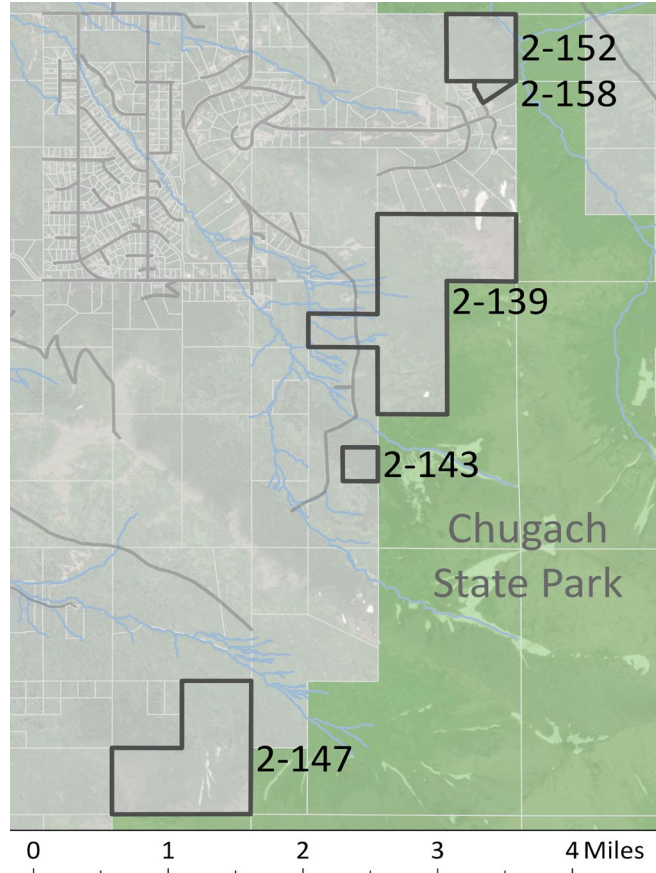


Figure 2: HLB Parcels adjacent to Chugach State Park

HLB Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

HLB Parcels 4-046 and 4-047 – The 3rd & Ingra Former Alaska Native Service Hospital Master Plan 2019 will be implemented. Uses that incorporate elements of the Master Plan will be prioritized. HLB will commence action and by 2029 complete the Near-Term Implementation (Pre-Development) Actions listed in Section 8.7 of the Master Plan. HLB will also explore means to incorporate the Master Plan as an element of the comprehensive plan, whether alone or as part of a neighborhood, district or small-area plan.

HLB Parcel 6-018 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Girdwood Board of Supervisors and the Cemetery Committee as they work towards next steps.

HLB Parcels 6-251, 6-295 and 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs. (***)will be updated to include Girdwood Comprehensive Plan, as proposed by comment 65)

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff still finds that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a mitigation bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

Land Management: 2026 – 2030

HLB Parcel 6-002 – One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Potential Plans, Studies & Surveys: 2026 - 2030

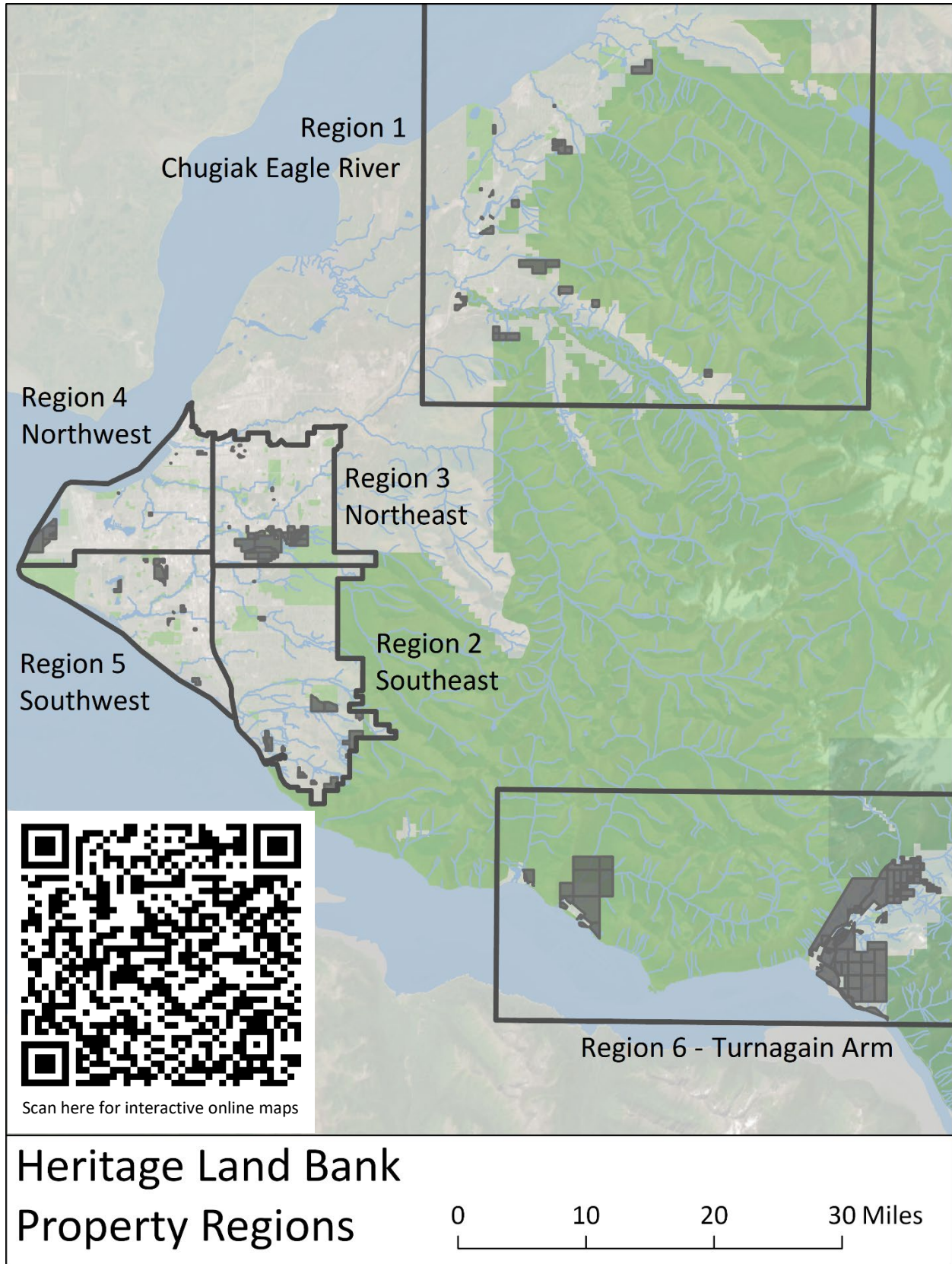
Girdwood South Townsite Master Plan – potential update after the GCP is adopted.

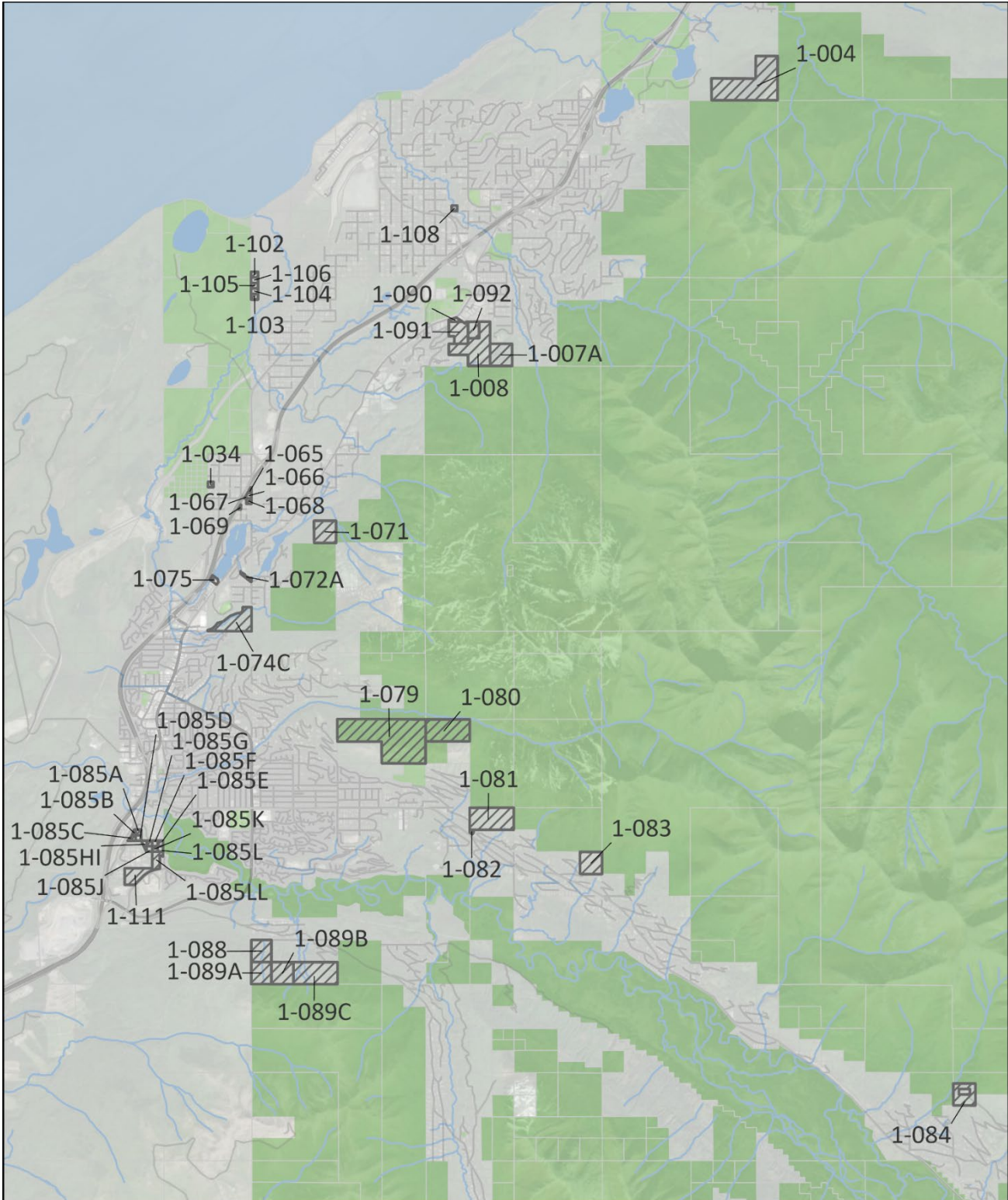
Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly) and continues beyond approval with permitting and disposal by easement(s). HLB is aware of several proposed trails in Girdwood, both by non-profits and Girdwood Parks and Recreation, that are located on or go through HLB properties.



Campbell Creek on HLB Parcel 3-027. Photo by HLB Staff

Appendix A

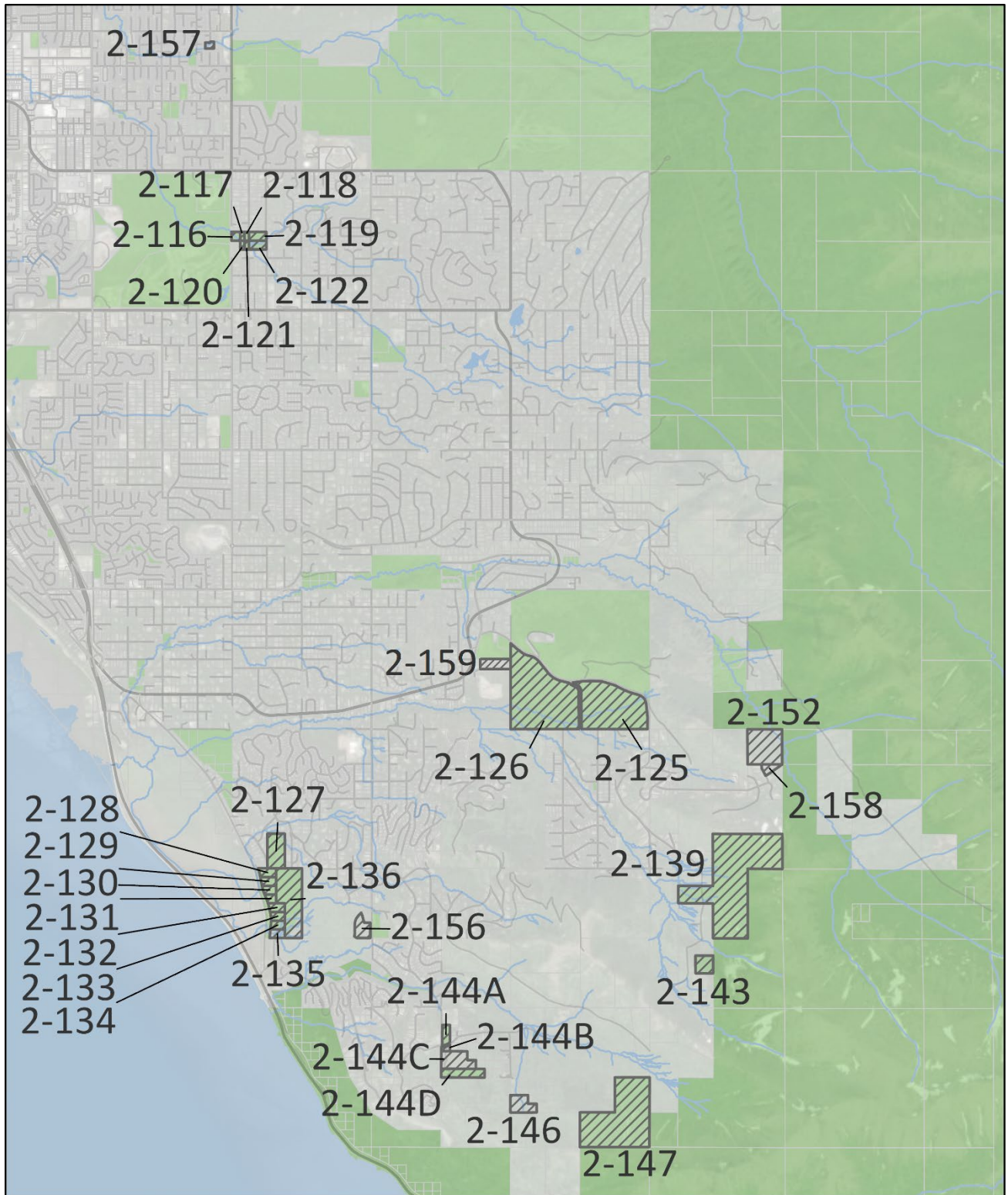




HLB Property Region 1

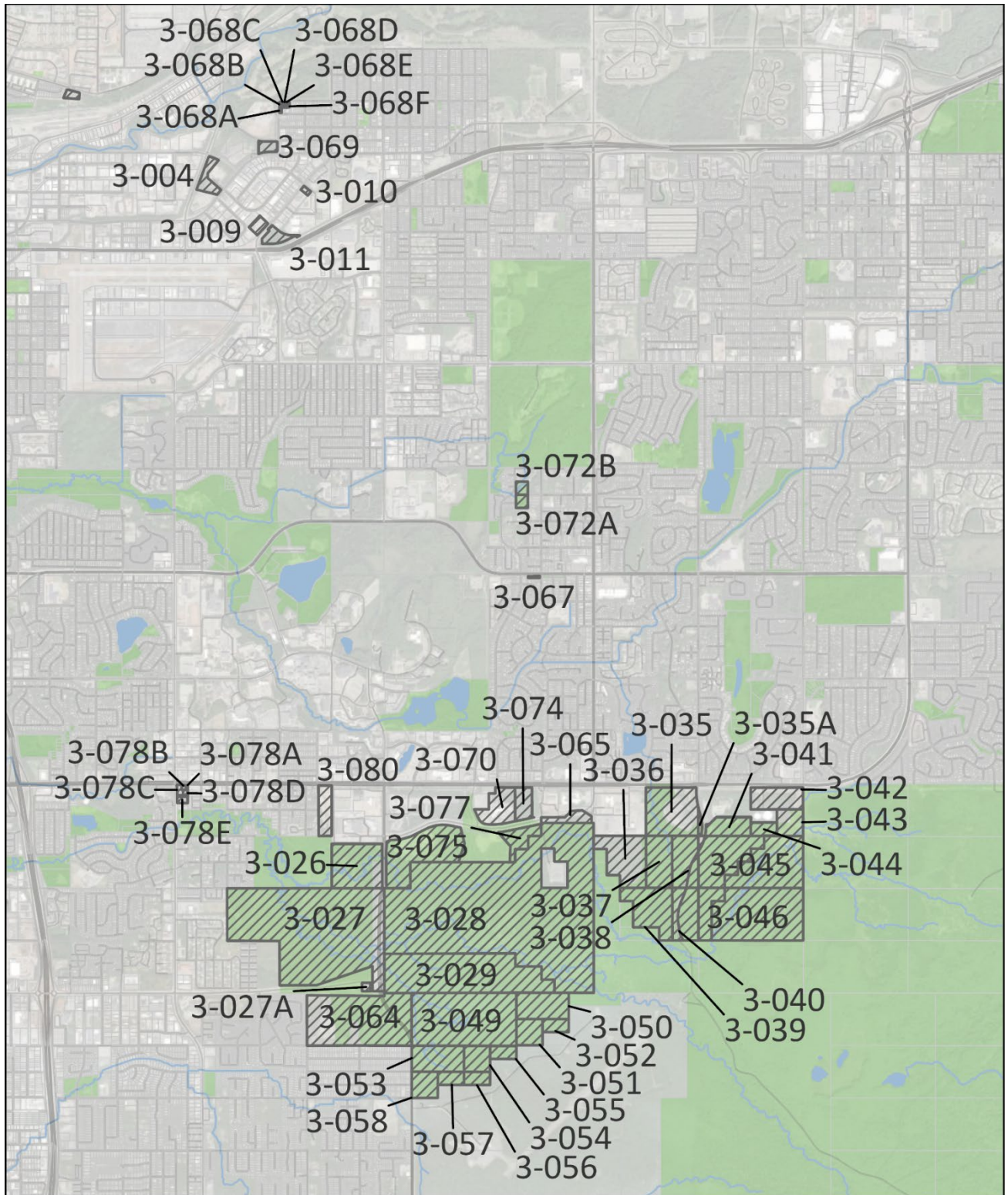
Chugiak Eagle River Parcels

0 2 4 6 Miles

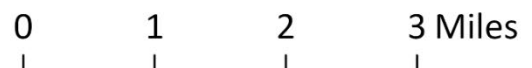


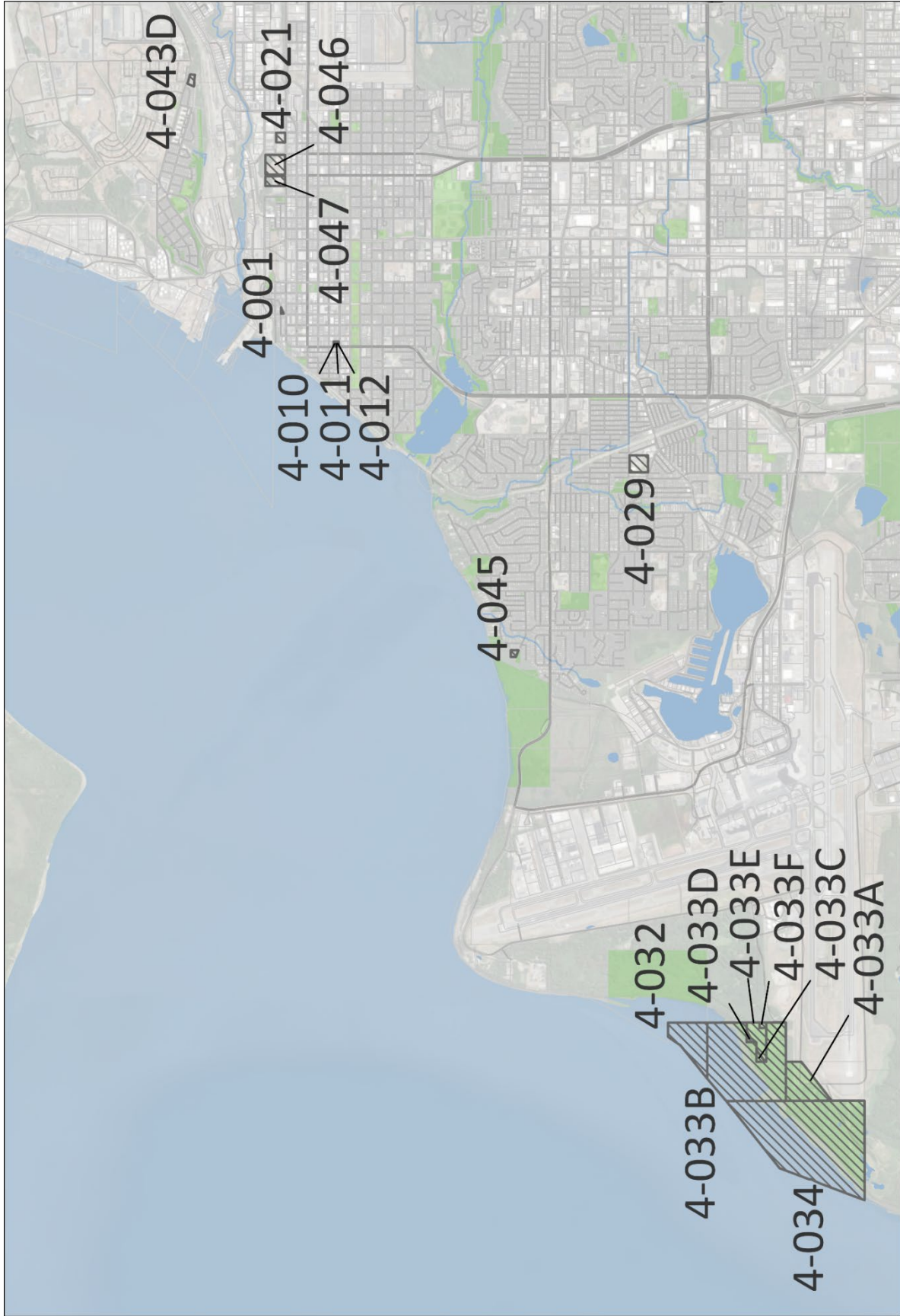
HLB Property Region 2 Southeast Parcels

0 2 4 Miles

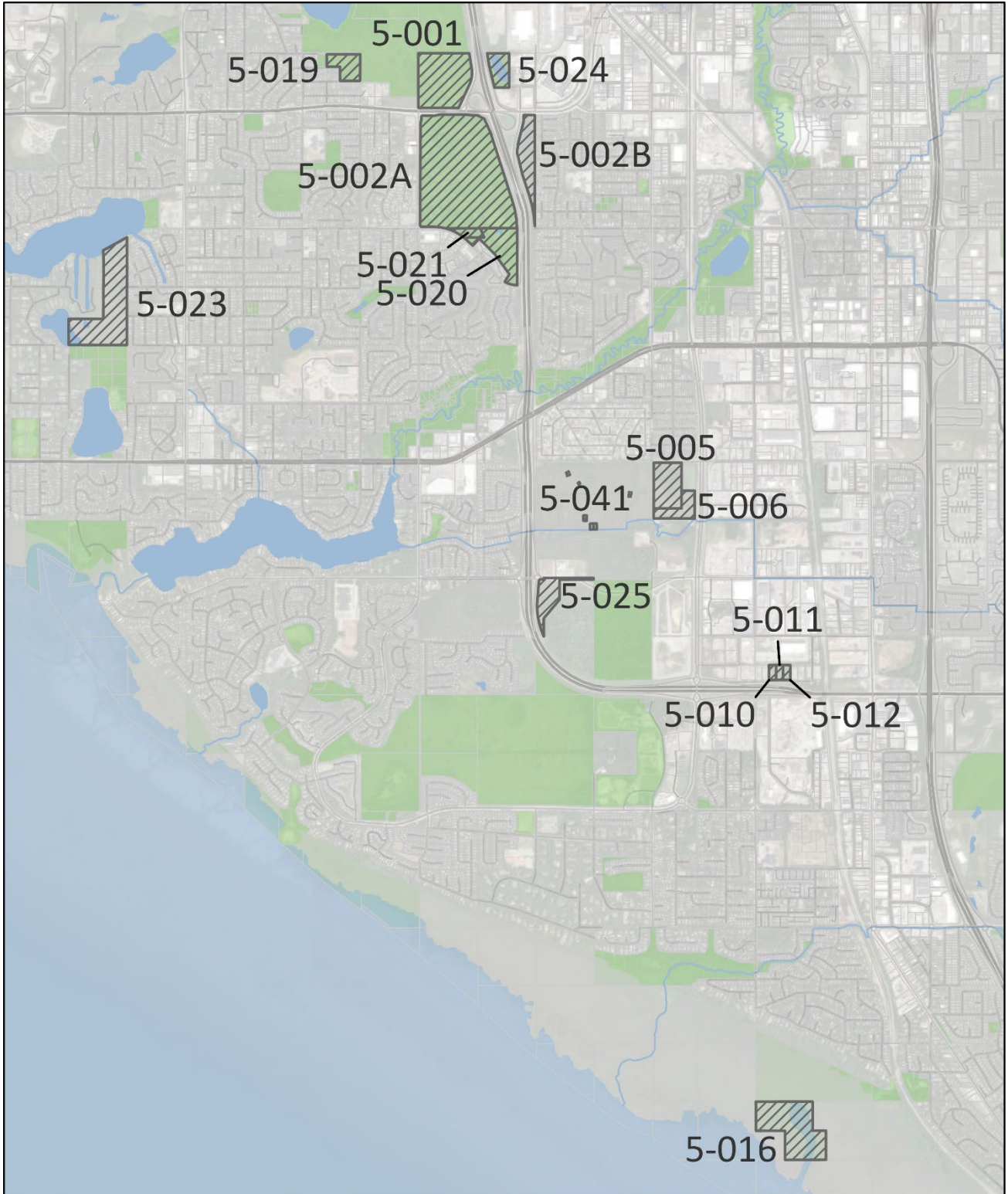


HLB Property Region 3 Northeast Parcels

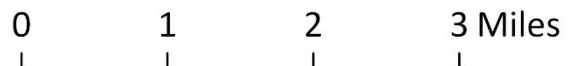


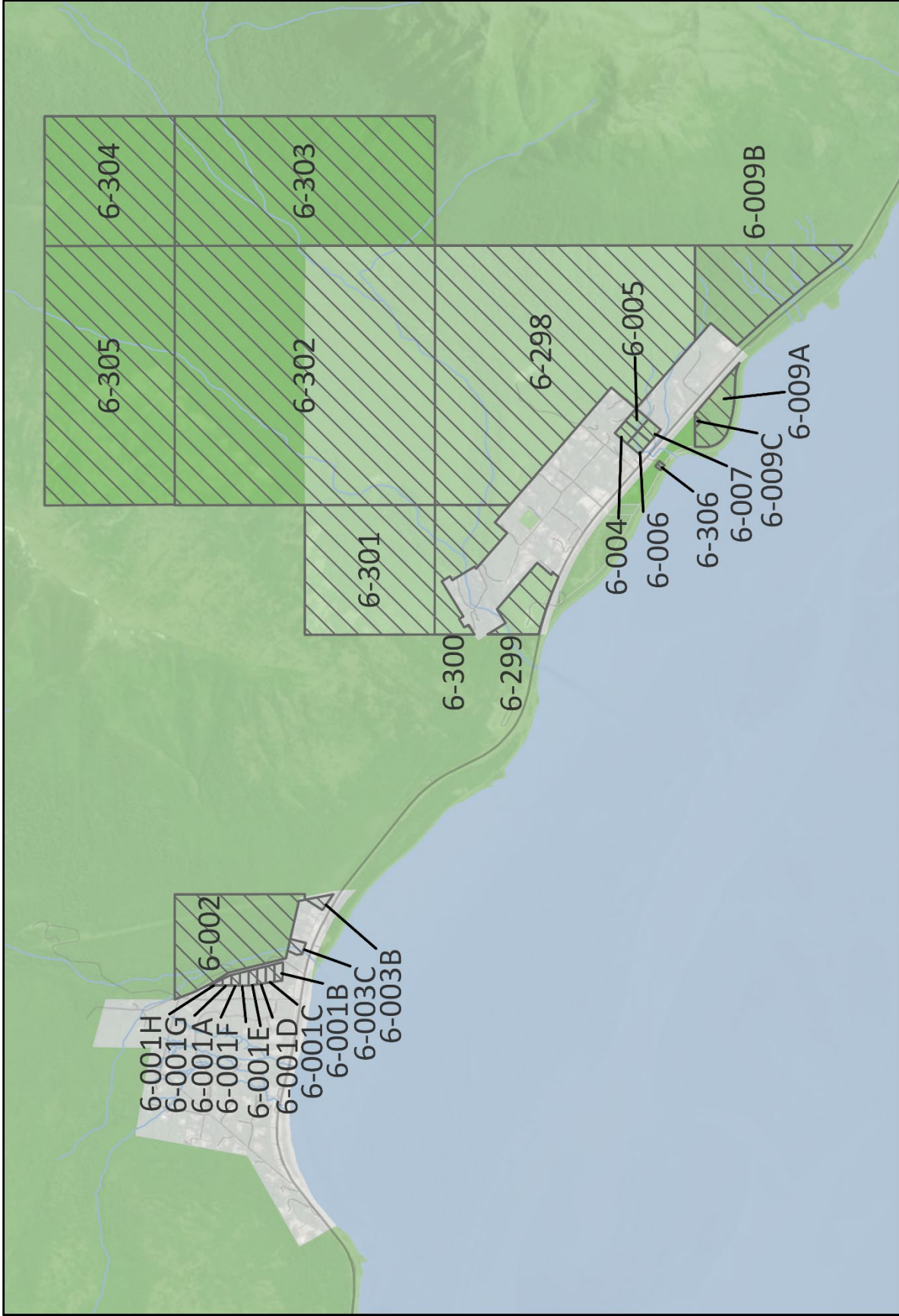


**HLB Property Region 4
Northwest Parcels**

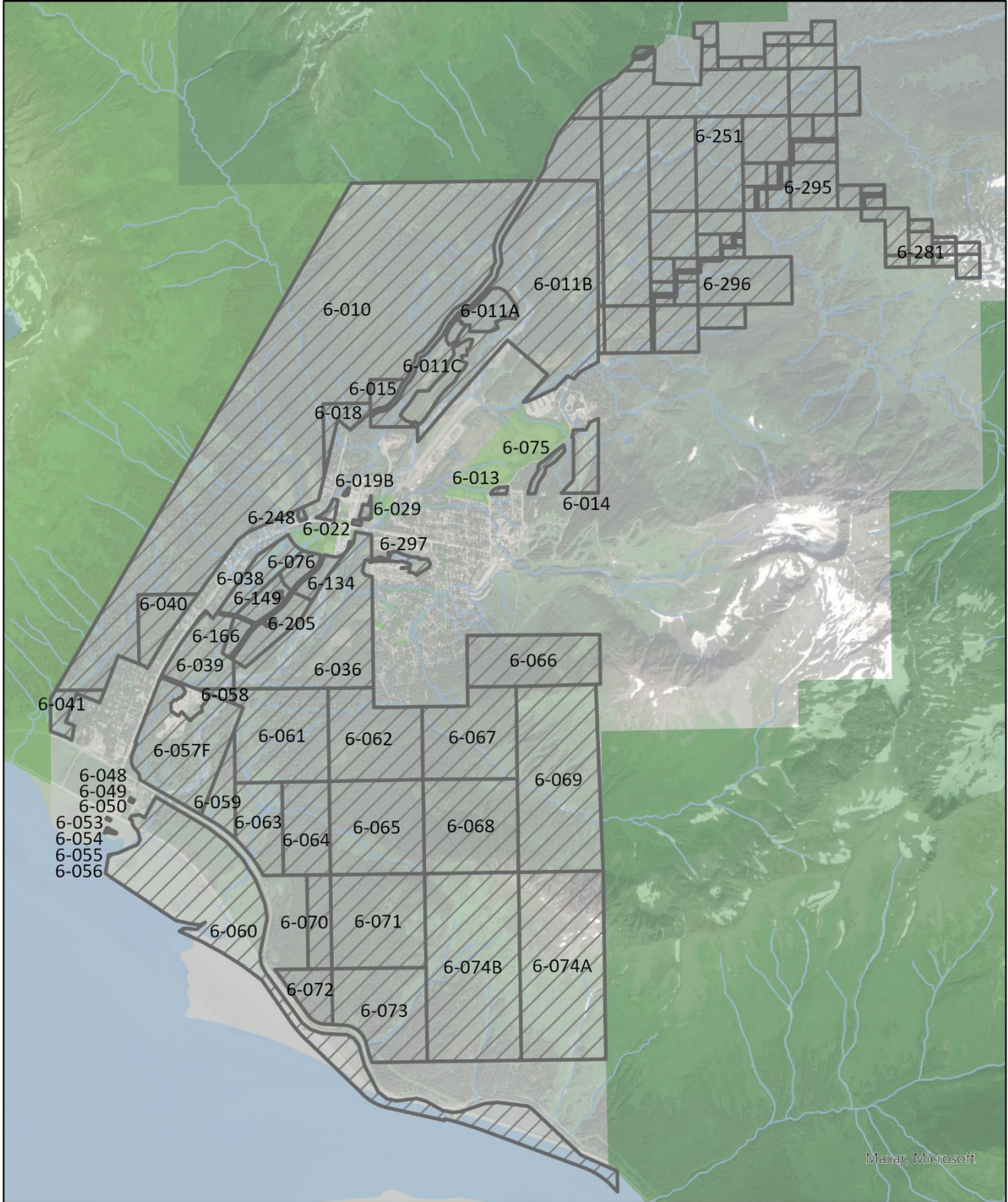


HLB Property Region 5 Southwest Parcels





HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels



Appendix B

OVERVIEW & POLICIES

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of the Municipality of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Executive Director of the Office of Economic and Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. mailing notices to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or

2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation, or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.
2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority

of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.

3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
 - c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
 - d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.
6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However,

any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.

8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.

3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. **All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.**

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or
 - b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
 - c. A user fee attributed to the leasehold; or
 - d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.

Appendix C

MAJOR FUND ACTIVITIES BY YEAR

YEAR	END BALANCE
1983	\$2,586,713
1984	\$4,537,120
1985	\$4,308,970
1986	\$3,005,271
1987	\$1,803,175
1988	\$2,594,701
1989	\$3,293,525
1990	\$3,624,931
1991	\$3,700,673
1992	\$3,966,486
1993	\$2,406,449
1994	\$2,962,852
1995	\$3,546,394
1996	\$4,138,399
1997	\$3,228,745
1998	\$4,217,517
1999	\$4,185,393
2000	\$3,234,525
2001	\$2,924,418
2002	\$3,925,486
2003	\$5,981,641
2004	\$4,289,774
2005	\$2,971,400
2006	\$2,265,044
2007	\$1,530,258
2008	\$713,705
2009	\$1,005,448
2010	\$1,699,849
2011	\$1,134,197
2012	\$884,995
2013	\$6,670,173
2014	\$6,792,168
2015	\$6,328,043
2016	\$5,388,261
2017	\$5,392,257

2018	Start Balance	\$5,392,257
	Revenue	\$775,747
	Expenses	-\$840,147
	Other Sources	-\$164,000
	End Balance	\$5,163,857

2019	Start Balance	\$5,163,857
	Revenue	\$1,521,635
	Expenses	-\$696,377
	Other Sources	\$426,250
	End Balance	\$6,415,365

2020	Start Balance	\$6,415,365
	Revenue	\$999,189
	Expenses	-\$690,134
	Other Sources	\$643,000
	End Balance	\$7,367,420

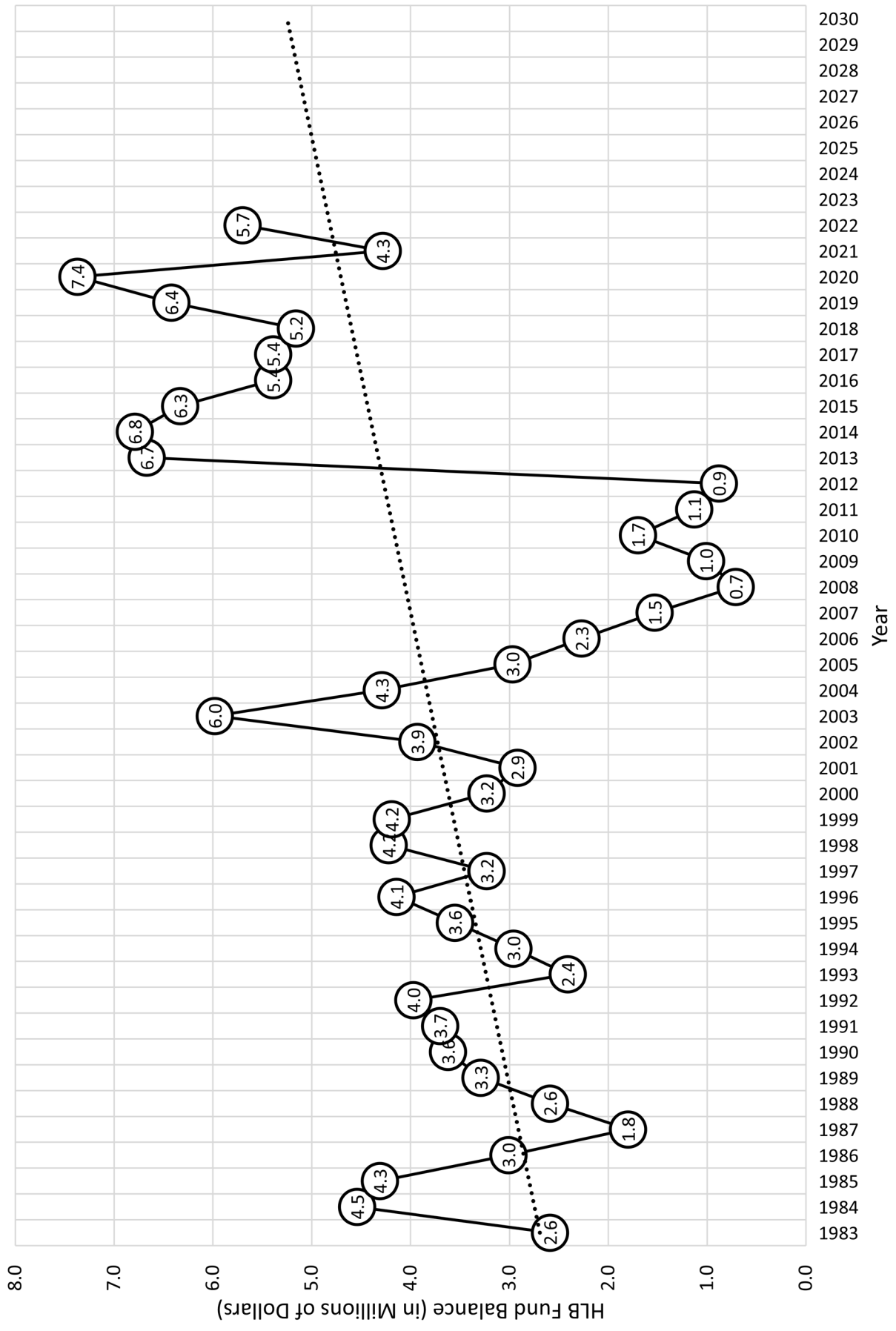
2021	Start Balance	\$7,367,420
	Revenue	\$493,783
	Expenses	-\$650,117
	Other Sources	-\$2,933,352
	End Balance	\$4,277,734

2022	Start Balance	\$4,277,734
	Revenue	\$669,525
	Expenses	-\$437,482
	Other Sources	\$1,172,054
	End Balance	\$5,681,831

2023	Start Balance	\$5,681,831
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2023 and 2024 financials have not yet been completed and audited by the Finance Department.

HLB Fund Balance (year-end in millions) with 5-year projection



Appendix D

LEASE AND PERMIT LIST (AS OF DECEMBER 2024)

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
73-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
87-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Operations	2028-02-28 sublease; 2048-03-31 lease
96-004	Alascom, Inc. dba AT&T Alaska	6-048 (portion); 6-049; 6-050	Cell tower and equipment	2029-12-31
96-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038; 3-040; 3-041; 3-044; 3-045; 3-046	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2024-12-31
2008-06	ACS Easement	4-033A, 4-033B, 4-034	non-exclusive utility easement	2028-04-29
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2024-04-15
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska, Inc. (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2024-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2024-12-31
2012-05	GCI Cable, Inc.	6-002	Telecommunication Easement	2030-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Management Agreement	2025-05-31

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-17	Tesoro Alaska Pipeline Co.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29
2016-21	Silverton Mountain Guides	6-011; 6-064; 6-066; 6-067; 6-068; 6-069; 6-070; 6-073; 6-074E; 6-251; 6-295; 6-281; 6-296	Heli-skiing	2025-06-30
2017-10	Alaska Railroad Corp.	6-060; 6-074A; 6-074B	Avalanche mitigation	2024-12-31
2017-12	FAA	4-033A; 4-043	Runway protection zone	2021-09-30 holdover
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2025-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2025-03-30
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2025-08-31
2018-13	Alaska Guide Collective, LLC	6-011; 6-066; 6-067; 6-068; 6-069; 6-251; 6-295; 6-281; 6-296	Recreation	2024-06-30
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2023-12-31
2020-10	Straight to the Plate	6-057F (portion)	Storage	2025-08-20
2021-03	SOA Department of Public Safety	3-065 (portion)	Emergency Heliport	2032-11-01
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2025-02-10
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2025-07-31
2022-02	Girdwood Equipment Rental	6-057F (portion)	Storage	2024-05-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2025-02-10
2023-01	Ritual Bough	6-061; 6-062; 6-036; 6-067; 6-034; 6-011 (portion)	Ceremonies	2025-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2025-04-30
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2024-07-15

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2025-09-15
2023-07	3 Barons Renaissance Fair, Inc.	3-080 (portion)	Storage	2024-05-31
2024-01	ACDA	4-046 & 4-047	Due diligence	2024-04-15
2024-02	QAP	3-064 Snow Dump	Storage	2024-10-31
2024-03	USFS Forest Inventory and Analysis	3-029	forest research	2024-09-30
2024-04	USFS	3-028 & 3-029	spruce beetle research	2024-07-31
2024-05	True North Sustainable Development Solutions, LLC	6-060	archaeological surveying	2024-06-30
2024-06	Alaska Natural Burial	2-156	due diligence	2025-10-27
2024-07	Ridgetop Builders	6-057F (portion)	Wood Mill	2025-05-31
2024-08	Sundog Mountain Guides	6-010 (portion), 6-011B, 6-251, 6-296, 6-295, 6-281, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B	Guided Skiing	2025-05-31

Appendix E (***)to be updated prior to Assembly approval. Yellow indicates proposed amendments)

**Response to Public and Community Council Comments on the
Public Review Draft 2024 Annual Work Program
& 2025-2029 Five-Year Management Plan**

Chapter 1. Heritage Land Bank Overview			
Reference	Commenter	Comment	Response
1	Pg. 5 Amanda Tuttle	Regarding the mission statement: Heritage Land Bank has not managed selected and conveyed municipal land in a manner to benefit present residents by the lack of promoting orderly development, and by the failure to take on the responsibility to work with the public works department. AMC 25.40.010	It is difficult to respond to this comment without specific examples. HLB works collaboratively with all MOA Departments and in compliance with all adopted plans, codes, and regulations.
2	Pg. 6 Girdwood Board of Supervisors	Add to Accomplishments: HLB staff researched levees in Girdwood at California Creek in the New Townsite and at the west bank of Glacier Creek from its confluence with California Creek and Turnagain Arm, producing a detailed memo in the latter case. Girdwood Board of Supervisors appreciates the work that went into this memo.	Thank you for your comment. Typically, we do not include memos in our accomplishments, but per your suggestion, the following text will be added to the 2024 Progress Report: <i>HLB Parcel 6-060 – HLB Staff researched, drafted, and distributed a memorandum regarding the earthen embankment along Glacier Creek in Old Girdwood.</i>
3	Pg. 7 Brenden & Julie Raymond-Yakoubian	Regarding the last bullet point of Land Management Objectives: This is forward-thinking, and taking practical steps to implement this will greatly assist in ensuring the long-term stewardship and quality of life throughout the Municipality. The Muni would also benefit from understanding that conservation can be seen as a form of development. One potential application of this concept for Girdwood would be the pursuit of a large protected area for its natural and recreation qualities and experiences. Girdwood’s lands heritage of in- and near-community natural lands and beauty is a core part of the community and Anchorage’s identity and economy, and this would be an incredible long-term asset to the Municipality. An obvious choice for such a development would be the lands between the edge of the Timberline Drive/Alyeska Basin and Glacier Creek (i.e. the “Virgin Creek area”), which has a long-history of the community desiring its protection, contains a diverse ecosystem supporting Anchorage’s largest old growth rainforest and wetlands, and is a hub for year-round low-impact recreation activities on trails. This could be a legacy crown jewel for Anchorage.	Given that so much of the HLB Inventory lands contain environmentally sensitive areas, this provides increased opportunity to meet this objective.

4	Pg. 7	Amanda Tuttle	Regarding Land Management Objectives: Land Management Objectives outlined in the Coastal Management Plan list Old Girdwood as an Area Meriting Special Attention. Heritage Land Bank has not produced a document in 47 years, including special site and area land use study or a site-specific study, that identifies historic Girdwood and the land subjected to development which endangers the public safety within hazard zones. AMC 25.40.025(c); ADL 201175	Heritage Land Bank over the years has produced numerous documents including Potter Valley Land Use Analysis, Crow Creek Road Neighborhood Plan, Girdwood South Townsite Master Plan (plus amendments), and Chugiak-Eagle River Site-Specific Land Use Plan, etc. These documents are linked on our website, www.muni.org/hlb . A site-specific land use study is only required when comprehensive planning is insufficient to determine whether the disposal of a parcel is consistent with the plan.
5	Pg. 7	Amanda Tuttle	Regarding Land Management Objectives: Heritage Land Bank have not taken into consideration intra-governmental agreement, land conveyance ADL 201175, which states a perpetual 200 foot public easement along both sides of Glacier Creek, Indian Creek, Rabbit Creek, and along California Creek downstream from the Crow Creek (Alyeska) Highway; a 350-foot public easement along the southwesterly (right) bank and a 250-foot public easement along the northeasterly (left) bank of California Creek upstream from the Crow Creek Highway, a 25-foot public easement along both sides of Virgin Creek, Crow Creek, and along all other public or navigable water bodies, and a 100' public easement landward from the mean high tide mark of all coastal waters. The perpetual stream setback variances have been grotesquely ignored with several homes built over drainages throughout the Glacier Creek Watershed and many homes built within 25' of any drainage and navigable waters.	Heritage Land Bank is aware of ADL 201175. When areas are replatted, those setbacks are annotated on newly recorded plats. Instances where setback variances are not legally approved through a variance process should be alerted to MOA Code Enforcement as HLB is not a responsible agency for compliance with building and zoning code.
6	Pg. 7	Amanda Tuttle	Regarding Overview of Land Disposals: HLB has not consulted with the public works to determine impacts of disposals including MOA Drainage Design Guidelines and the 10% Method Routing Analyses for storm water runoff.	All disposals go through an agency review period where all departments are given an opportunity to comment on the proposed disposal.
7	Pg. 8	Amanda Tuttle	Regarding Overview of Land Acquisition: The State notified HLB that for management purposes, ADL 201175 document issues for conveyance of lands is equivalent to patent and considered equitable title and perpetual.	Acknowledged.
8	Pg. 9	Amanda Tuttle	Regarding Overview of Annual Work Program: Listed notification procedures in the paragraph do not reflect the requirements of substantial compliance by publication calculated to achieve the greatest reasonable notice, and should be	Thank you for bringing this paragraph to our attention. To help clarify we will replace the last two paragraphs of the section to read: Per AMC § 25.40.020B, each year an

			<p>updated to reflect compliance requirements. AMC 25.40.030</p>	<p>Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.</p> <p>While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov</p>
9	Pg. 10	Amanda Tuttle	<p>Regarding Overview of Five-Year Management Plan: Land Management decisions are inconsistent with implementing measures for snow disposal to receiving waters as HLB has not selected effective snow storage and disposal sites in the Glacier Creek Watershed. APDES AK2052558</p>	<p>All snow disposal sites within the Municipality are evaluated by the Planning Department and reviewing agencies to include Project Management and Engineering, as well as Development Services. AMC Title 21 places regulations on their development, drainage, and litter management prior to approval. HLB does not manage any snow disposal sites anywhere within the Municipality; however, there are municipal snow disposal sites on several HLB properties in Anchorage.</p>

Chapter 2. 2024 Progress Report			
Reference	Commenter	Comment	Response
10	Pg. 11: 2-127 thru 2-136 Rabbit Creek Community Council	RCCC thanks HLB for its action in 2024 to implement the PVLUA regarding Parcels 2-127 through 2-136. We appreciate that HLB leveraged 100 acres to help acquire 200 additional acres (through an in-kind match for federal grants, led by a non-profit partner). The resulting creation, 300-acre Potter Marsh Watershed Park, is an invaluable asset for the entire city. Well done, HLB!	Thank you for these kind words. As the Community Council is aware, it was a multi-partner effort and having the support of the Community Council helped make this a reality.
11	Pg. 11: 2-127 thru 2-136 Nancy Pease	I thank HLB Commissioners and Staff for the transfer of Parcels 2-127 – 136 to Parks and Recreation as an in-kind match for federal grants. HLB, together with Great Land Trust, leveraged 100 acres into 300 acres of public watershed and recreation land that will sustain Potter Marsh. The new Potter Marsh Watershed Park is a highly visible, easily accessible public land asset for current and future generations. HLB has shown excellent use of its land bank assets to provide public value for current and future generations. Kudos!	Thank you for your kind words.
12	Pg. 11: Ptns of HLB Parcels 6-011, 6-016, 6-017 Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.	The 2006 Crow Creek Neighborhood Land Use Plan is an area specific plan that evaluated the land use potential of the Crow Creek Neighborhood. Downstream impacts from any development would be evaluated before a proposed development were to break ground (i.e. platting, site plan review, etc.) Additionally, the plan was supported by the Girdwood Board of Supervisors (Res. 2005-06), MOA Planning and Zoning Commission (Res. 2005-071 and Res. 2005-072), and was adopted by the Anchorage Assembly (AO 2006-47). Legal review occurs on all legislation before the Anchorage Assembly.
13	Pg. 11: Ptns of HLB Parcels 6-011, 6-016, 6-017 Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report is not accessible to the public on your website. Why?	Thank you for bringing this to our attention, the specific link has been restored. While our website lists many of the documents and reports created by or for HLB, other plans can be found on the Planning Department Publications website. If additional broken links are discovered, please report them to HLB staff.
14	Pg. 12: 6-013 Girdwood Board of Supervisors	Girdwood Board of Supervisors appreciates HLB's evaluation of Parcel 6-013.	Thank you for your comment.

15	Pg. 12: 6-013	Amanda Tuttle	The HLB executive director and commissioners are unqualified to make wetland assessments and determinations.	HLB staff performs wetland assessments in close consultation with the Planning Department, Watershed Management Services, U.S. Army Corps of Engineers and private consultants.
Chapter 3. 2025 Work Program				
Reference No.	Commenter	Comment	Response	
16	Pg. 15: 2-156	Rabbit Creek Community Council	RCCC continues to support this proposed use, subject to conditions for approval. RCCC members have voiced the concerns about minimum burial depth to prevent disinterment by wildlife and protecting the watershed from toxicity of some human remains (medications, batteries associated with implants, artificial joints, etc.). Alaska Natural Burial Ground has furnished information indicating that soils, slopes and drainage patterns should minimize those concerns. RCCC advocates coordinating parking development in order share parking with adjoining uses (Moen Park and Potter Marsh Watershed Park). RCCC requests that the Work Plan proper include the following language (shown here in italics) “...HLB intends to dispose of this property to Alaska Natural Burial, with conditions and restrictions. <i>The purpose of those conditions shall be to: maintain natural terrain and native vegetation, ensure secure and sanitary burial practices, provide efficient, shared parking with adjoining park uses, and, provide for watershed conservation and public open space after the burial site reaches capacity.</i> ”	Thank you for this comment. HLB Staff will carefully consider these proposed restrictions and conditions when bringing the project before the Commission and Assembly. There will be continued opportunities to weigh in on this project. RCCC will receive notice of any HLBAC meeting regarding this item.
17	Pg. 16: 6-011A 6-011B	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages the INHT development and acquisition of easement. Improvement to this trail is one of Girdwood Board of Supervisors’ priorities for 2025.	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
18	Pg. 16: 6-011B ptn	Girdwood Board of Supervisors	Request Action: Clarify the acreage to be disposed, since the potential purchaser has publicly mentioned acquiring up to 100 acres. Prior to any disposal, Girdwood Board of Supervisors will seek binding commitments for community housing, recreation, trails, hut and easement-protected access to Glacier Creek. In particular, development of community housing should be subject to a reversion clause if not achieved within a reasonable timeframe.	We anticipate, based on the RFP response, that the acreage expected to be conveyed is approximately 72 acres (27 of which is for mixed use development, the remainder for recreation and access). However, a development agreement has not been finalized, nor has platting action been initiated. This project is still in the early stages and more information will be shared publicly as it is known.
19	Pg. 16: 6-011B ptn	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports the public use easement for Girdwood Nordic Ski Club.	Your support is noted.

20	Pg. 16: 6-011B ptn	Deb Essex	<p>The sole purpose and creation of the Girdwood Nordic Ski Club was driven by the 2006 HLB Feasibility Study for Nordic Trails. The GNCS has funded the design and mapping of this new approved proposal, sat through hundreds of hours of committee meetings, and yet the land is under now consideration to be sold for residential development – even though-out the 60 year history with 17 Land Use and Planning documents compiled for the Girdwood valley...none of them suggest residential development in this area. Parcel 6-011B now has 27 acres designed for residential development through an RFP that is in working progress with Pomeroy Development. This RFP did not mention HLB Resolution 2017-09, and is in conflict with the corridors shown in the HLB Winner Creek Feasibility Study.</p> <p>So here are my questions from last year still unanswered by the HLB Staff or HLBAC:</p> <ol style="list-style-type: none"> 1) If Parcel 6-011 is sold to a private entity, will the Resolution 2017-09 be included in the transaction? 2) Will a trail corridor be included to connect the south valley trails with north valley trails, in perpetuity, as shown in the Girdwood Trails Plan? 3) Will a trail corridor continue to have year-round free public access or public easement? 4) This parcel, as mentioned in your report AR2023-40 as delivered to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure which ranks it low on suitability for development. Why is HLB surpassing other more economical parcels for residential development when the expensive condos and houses proposed will not address the needed housing in Girdwood? 5) Within HLB Land Use Planning Policies (Page 36 HLB Work Program) has HLB addressed land use compatibility with adjacent areas – specifically considering the Girdwood Airport – has HLB addressed congested areas, safety concerns, airport traffic, and noise abatement corridors? Has HLB realized the housing project will permanently alter the airport flight path for all external-load helicopter flights? There are six helicopter companies that fly out of Girdwood. 6) Has HLB considering dedicating Parcel 6-011 as Open Space in similar fashion to the donated parcel east of Potter Marsh to ensure the trail connectivity as an investment and economic 	<p>Thank you for the well thought out questions, due to the specifics and the nature of the project, we encourage you to arrange a meeting with the HLB Director to discuss further. As with any project, HLB works to provide projects that are implementing existing adopted plans. Issuing the RFP was the first step in a long list of activities that will need to occur prior to the Glacier Creek Village project moving forward. Your feedback will be helpful as the applicant of HLBAC Res. 2017-09.</p>
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			<p>driver of Girdwood’s popular trail system? I really appreciate the time for public comment and the time HLB (and MOA) has spent creating healthy public use areas in Girdwood. I also appreciate the transparency for proposed Pomeroy development of Parcel 6-011 and their consideration of a trail presence in this area – especially by Seth Anderson. Thank you.</p>	
21	Pg. 16: 6-014	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports valuation of this parcel for disposal.	This parcel received an appraisal in 2021. A presentation was given to the Commission on this subject at the July 2022 HLBAC meeting. These materials are available upon request.
22	Pg. 16: 6-039, 6-061, 6-057F	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
23	Pg. 16: 6-039 and 6-062	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).	Thank you for this comment. GBOS will receive notice of any HLBAC meeting regarding this item.
24	Pg. 16: 6-039 and 6-062	Brenden & Julie Raymond-Yakoubian	We support this trail easement request, and encourage HLB to work with Girdwood P&R towards providing an easement for these important resources.	Thank you for this comment.
25	Pg. 16: 6-057F	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports and looks forward to working with HLB to find a solution during 2025 to advance this project.	We look forward to making progress on this project in the coming year.
26	Pg. 17: 6-076	Girdwood Board of Supervisors	<p>Girdwood Board of Supervisors notes that the Project Anchorage Sales Tax proposal includes a shortlisted “Girdwood Arts and Recreation District” project to be developed on this parcel. That project was put forward by a group working with Girdwood Inc.</p> <p>Request Action: Development of the site by any entity must be consistent with the Girdwood South Townsite Plan as amended to conform to the adopted Girdwood Comprehensive Plan.</p>	HLB has identified, in the 5-year Management Plan, that a Girdwood South Townsite Master Plan amendment may be required. The inclusion of the potential update was driven more by the incompatibility of potential development ideas for the area than the outcome of the Girdwood Comprehensive Plan. GBOS will be notified as this item progresses.
27	Pg. 17: 6-134	Girdwood Board of Supervisors	Request Action: Add to 2025 Work Plan: Withdrawal of this parcel from HLB inventory and transfer to Girdwood Parks and Recreation is a priority of the community with broad formal committee support (RV Park proposal).	<p>The following text will be added to the Annual Work Plan:</p> <p>HLB Parcel 6-134 - HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved</p>

				Girdwood South Townsite Master Plan or if the plan needs to be amended.
28	Pg. 17: 4-033B	Turnagain Community Council	TCC requests that the 2025 Potential Projects section for Parcel 4 include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB and the Parks and Recreation Department with regard to future use of HLB land designated in the 2040 LUP as “Community Facility or Institution” and “Park or Nature Area” in this area — to ensure compatibility with any proposed potential use in the area designated as “Community Facility or Institution” with the high value land along the Tony Knowles Coastal Trail/Greenbelt area. Intent would be to transfer to the Parks and Recreation Department for park dedication HLB land designated “Park or Nature Area” (and potential re-evaluation of the highest and best use of the “Community Facility or Institution) as well as consideration of potential development of a much-needed connectivity trail link to the Coastal Trail.	HLB staff looks forward to coordination with TCC on this issue. Further information regarding our intention to coordinate with TCC and the Parks and Recreation Department can be found on page 19 of the draft Five-Year Management Plan.
29	Pg. 18: Holtan Hills Tracts 1&2, 6-011A	Girdwood Board of Supervisors	Request Action: Ensure that required land set aside for community housing is included in the final agreement, as described in AO 2023-137. Girdwood Board of Supervisors supports and encourages an easement for the INHT prior to land development.	Correct, HLB will continue tracking the requirements of AO2023-137 and will be partnering with the developer to ensure those items occur.
30	Pg. 18: Holtan Hills Tracts 1&2, 6-011A	Amanda Tuttle	The 2006 Crow Creek Neighborhood Feasibility Study Final Report does not meet AMC 25.40.025 by failure to identify historic Girdwood and the impacts within the 10% Downstream Analysis as outlined by the Coastal Management Plan as an Area Meriting Special Attention.	The 2006 Crow Creek Neighborhood Land Use Plan is an area specific plan that evaluated the land use potential of the Crow Creek Neighborhood. Downstream impacts from any development would be evaluated before a proposed development were to break ground (i.e. platting, site plan review, etc.) Additionally, the plan was supported by the Girdwood Board of Supervisors (Res. 2005-06), MOA Planning and Zoning Commission (Res. 2005-071 and Res. 2005-072), and was adopted by the Anchorage Assembly (AO 2006-47). Legal review occurs on all legislation before the Anchorage Assembly.
31	Pg. 18: 6-011C	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports this action to zone this area as Girdwood Institutions and Parks.	Thank you for the confirmation of support. A portion of this tract is already zoned Girdwood Institution and Parks (GIP). HLB is not proposing to increase the extent of GIP zoning in the area.

				<p>The following text will be modified in the Annual Work Program:</p> <p>HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” may be included in a future platting action. This new tract will be available for current and future municipal or local community needs.</p>
32	Pg. 17	Amanda Tuttle	Regarding Utility Easements Generally: HLB must coordinate with utility providers within the MOA. AMC 25.40.010 and ADL 01175	Acknowledged. HLB currently coordinates the dedication of utility easements with providers and reviewing agencies.
33	Pg. 19	Girdwood Board of Supervisors	Regarding the Girdwood Comprehensive Plan Update: Girdwood Board of Supervisors supports this and advises that adoption of GCP will necessitate review and amendment of other plans, such as the South Townsite Plan	HLB will evaluate the need to amend the Girdwood South Townsite Master Plan during the 2025 Work Plan timeframe for consideration of change in the 2026 Work Plan. For this work plan, it is identified in the 5-year plan.
34	Pg. 19	Girdwood Board of Supervisors	Regarding the Plans, Studies, Surveys section: Request Action: Add: Girdwood Parks Plan, project will be initiated in 2025.	We appreciate being informed of the proposed plan, and will track this and incorporate this into a future HLB work plan as it becomes more formalized.
35	Pg. 18	Amanda Tuttle	Regarding 2025 Land Management: HLB must outline their natural resource management for the Glacier Creek Watershed to include funding of their easements. Additionally HLB must outline natural resource management of Waste Water within the Glacier Creek Watershed and the valley will be brought into compliance with the Clean Water Act. MS4 APDES AKS052558	Anchorage Water and Wastewater Utility (AWWU) would be the entity to engage with regarding waste water concerns and compliance with the Clean Water Act. MOA Watershed Management is the entity to engage with regarding the MS4 and APDES permits.
36	Pg. 18	Amanda Tuttle	Regarding 2025 Land Management: HLB must outline the natural resource management of Waste Water within the Glacier Creek Watershed and compliance with municipal drainage requirements to include discussion of failing culverts and the flooding of the Historic Girdwood homes, property, and businesses. Management and permit requirements must be stated to show how HLB will bring Historic Girdwood into compliance with the Clean Water Act. MS4 APDES AKS052558	HLB staff works closely with MOA Watershed Management. HLB has not been notified of any outstanding violations or noncompliance issues that may pertain to HLB lands. If there are specifics that can be shared, HLB staff could investigate further.
Chapter 4. Five Year Management Plan: 2026-2030				
Reference	Commenter	Comment	Response	
37	Pg. 20: 2-116 thru 2-122	Rabbit Creek Community Council	RCCC supports the intent of the draft Work Plan to transfer management to Parks and Recreation Department. These parcels are part of the Little Campbell Creek Greenbelt. The Hillside District Plan advocates for riparian greenbelt acquisitions (Policy 5-C) and the Anchorage Bowl Park Plan supports acquisition of greenbelts on all Hillside creeks.	Thank you for your comment. RCCC will receive notice of any HLBC meeting regarding these parcels.

38	Pg. 20: 2-125	Rabbit Creek Community Council	RCCC looks forward to supporting a connector trail to link neighborhoods to the school. There may be efficiencies if this trail approval progresses concurrently with proposed trail development in nearby parts of Section 36. <i>"...Coordinate the timing of the trail approval with proposed trail development in nearby parts of Section 36 that are under Parks and Recreation's management."</i>	Thank you for your comment. The text will be edited to add "Any trail development in this area will be in coordination with the Parks and Recreation Department and the Section 36 Park Master Plan (2014)"
39	Pg. 20: 2-139	Rabbit Creek Community Council	RCCC supports acquisition of a right of way (ROW) as well as HLB action to improve access to Chugach State Park via Parcel 2-139. Add to the Work Plan: "HLB Parcel 2-139 – access needs to be established through a private parcel. <i>Future trail and trailhead access to the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners."</i>	Thank you for your comment. Our first step is to secure access, once access has been established, we will coordinate with agencies of the MOA, CSP, and neighboring landowners regarding next steps.
40	Pg. 20: 2-139	Chugach State Park Advisory Board	This parcel has potential for the development of a parking lot and trailhead to improve public access to Bear Valley and McHugh if access can be established through the private parcel on Brewster Drive.	Acknowledged.
41	Pg.20: 2-139	Judy Caminer	it would be very worthwhile for HLB to have legal access on the Brewster Road. It would be a perfect place to have parking, a trailhead and to have a trail built to access the ridge. I encourage discussions with the Greatland Trust and the Park.	Acknowledged
42	Pg.20: 2-139	Nancy Pease	I support HLB's intent to acquire a legal ROW to access Parcel 2-139 on Brewster's Road but I recommend additional intent language to develop future access to Chugach State Park. HLB Parcel 2-139 – access needs to be established through a private parcel. Add to the Work Plan: "Future trail and trailhead access via Parcel 2-139 to the McHugh Trail on the ridgetop needs to be coordinated with CSP, the Municipality, and neighboring landowners."	Thank you for your comment. Our first step is to secure access, once access has been established, we will coordinate with agencies of the MOA, CSP, and neighboring landowners regarding next steps.
43	Pg. 20: 2-144A 2-144B	Chugach State Park Advisory Board	These parcels are designated for open space recreational use in the PVLUA and have potential for development of a parking lot and trailhead to improve public access to Potter Vally and the Stewart Trail.	Acknowledged.
44	Pg. 20: 2-144A 2-144B	Judy Caminer	Parcel 2-144A and 2-1448 could be reviewed for use as a trailhead development to meet the growing needs for more access. They could serve not only the state park but also the new Municipal park above Potter Marsh. We need to find ways to disperse the users and provide better trailheads and parking.	Acknowledged.
45	Pg. 20: 2-144A Thru D	Rabbit Creek Community Council	Parcel C is mentioned for possible re-zone from R-6 to R-10. RCCC has no comment on Parcel 2-144C at present; but would like to be notified	2-144C is currently zoned R-6SL (incorrectly listed in text as R-6), the text will be edited to correct the current

			<p>directly if proposed re-zoning moves forward. RCCC would like the Work Plan to note the potential use of Parcels A and B as trailhead locations in the next few years. There are several new trails in the Potter and Goldenview areas, but insufficient trailheads and parking for the Stewart Trail, Potter Ravine Park, and Potter Marsh Watershed Park. Trail connectivity will continue to improve in this area as tracts are subdivided and missing trail links are acquired. Please add the following wording: <i>Parcel 2-144A and 2-144B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Goldenview area.</i></p>	<p>zoning. Any trailhead development in the area would be dictated by the Hillside District Plan and CSP plan. HLB will consult with other agencies to determine if 2-144A&B are appropriate for trailhead development.</p>
46	Pg. 20: 2-144A Thru D	Nancy Pease	<p>Please add the following wording: <i>Parcel 2-144 A and 2-144 B may be reviewed for trailhead development to meet the growing need for orderly trail access in the Potter Valley and Golden View area.</i></p> <p>Parcels 2-244A and 2-144B merit evaluation as for trailhead development in the next few years. HLB Parcels 2-144 A and B are the only public land near an improved collector road in Potter Valley (Potter Valley Road). This may therefore be a cost efficient location for a trailhead. In addition, a trailhead would greatly increase the value of HLB parcels 2-144 C and 2-146 for residential sale.</p>	<p>See above comment response.</p>
47	Pg. 20: 2-146	Rabbit Creek Community Council	<p>RCCC currently has no comment on potential rezoning to R-10. RCCC would like to be notified directly if proposed re-zoning moves forward.</p>	<p>Thank you for your comment. If this item progresses, a notice will be provided by the Planning Department to RCCC through the public process to rezone the parcel.</p>
48	Pg. 20: 2-147	Rabbit Creek Community Council	<p>RCCC opposes sale of this parcel, which would violate the adopted PVLUA (reasons listed in full text comment). RCCC advocates adding to the Work Plan: <i>"Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis."</i> The PVLUA implementation action is: <i>"For Parcel 2-147, designate open space/parkland and...negotiate with ADNR for transfer to Chugach State Park"</i> and then rezoning the parcel as Watershed (PVLUA page 59). This proposed transfer to Chugach State Park is supported by the current Chugach State Park (CSP) Superintendent and the CSP Citizens Advisory Board.</p>	<p>Thank you for your comments on this disposal.</p> <p>Proposed edit: Remove language regarding HLB Parcel 2-147 on page 18.</p> <p>Proposed text change on Pg. 20: ..."such as HLB Parcels 2-139, 2-147, 2-152, and 2-158..."</p>
49	Pg. 20: 2-147	Marc June	<p>This parcel is not suitable for development. My request is that the parcel be designated for inclusion within Chugach State Park.</p>	<p>Thank you for your comments on this disposal. See above comment for suggested edit to the text.</p>

50	Pg. 20: 2-147	Ben Corwin, Park Superintendent for CSP	After careful review, we do not support the proposed disposal of this parcel at this time. We believe this parcel, with its proximity to the park, could be more appropriately preserved as an addition to Chugach State Park rather than being sold for private development. The parcel offers significant potential for expanding access to Chugach State Park, particularly given its location near existing trailheads and access points. The addition of this land could enhance connectivity between key areas of the park, provide more opportunities for public recreation, and support ongoing efforts to protect the park's natural resources. We believe goals could be better achieved by incorporating the parcel into the state park system, where future development could be managed to ensure compatibility with the park's conservation and recreational objectives. This would also help mitigate environmental concerns, including the challenging slope and avalanche zones, by ensuring that any development aligns with the park's land management policies. In conclusion, we recommend that this parcel be considered for inclusion in Chugach State Park rather than being sold for private development. This approach would offer long-term benefits in terms of public access, conservation, and park management.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
51	Pg. 20: 2-147	Chugach State Park Advisory Board	We oppose the disposal of this parcel to a private entity. We support the transfer of this parcel to CSP as recommended in the PVLUA.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
52	Pg. 20: 2-147	Judy Camminer	The best use of this rugged property is to transfer it to the to Chugach State Park. The terrain is not suitable for the amenities the applicant describes and there is no legal access to it at this point. I do not want to see it "locked up" and unavailable to the CSP. The land should remain in public hands rather than going to a developer.	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
53	Pg. 20: 2-147	Nancy Pease	HLB should oppose sale of Parcel 2-147 in the 2025 Work Program. I request that HLB add to the Work Plan: <i>"Negotiate transfer of Parcel 2-147 to Chugach State Park in accordance with the Potter Valley Land Use Analysis."</i>	Thank you for your comments on this disposal. See above comment for suggested edit to the text.
54	Pg. 21: 2-152 2-158	Chugach State Park Advisory Board	We recommend a planning and feasibility study for development of a parking lot and trailhead on parcel 2-158. This could dramatically expand access to the McHugh area, which is currently underserved with only five legal parking spaces at the top of Honey Bear Lane. This would be an excellent fit for a Chugach State Park Access	Thank you for your comment, we will take this recommendation under consideration.

			Service Area (CASA) bond and could be paired with road improvements to Kings Way Drive, Black Bear Drive, Snow Bear Drive, and Honey Bear Lane.	
55	Pg. 21: 2-152 2-158	Rabbit Creek Community Council	<p>Demand continues to grow for a better trailhead to access the Bear Valley trail to McHugh Peak. The current Honey Bear trailhead in Bear Valley accommodates only five cars and the trail from that access point is badly eroded and excessively steep.</p> <p>The draft Work Plan calls for MOA Project Management and Engineering to design access improvements. There is strong public interest in potential future uses. Therefore, add the following language: "Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements."</p>	Thank you for your comment. The suggested text will be added.
56	Pg. 21: 2-152 2-158	Judy Caminer	2-152 and 158 could provide needed parking and additional access, I would also support discussions with State Parks for all these parcels to go into the park. Anchorage needs more access and parking.	Acknowledged
57	Pg. 21: 4-032, 4-033A Thru 4-033F 4-034	Turnagain Community Council	TCC has a long history of advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels. TCC requests that transfer of these specific parcels to the Parks Department (after the FAA lease expires) for the purpose of parkland dedication, be included in the 2026-2030 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.	HLB recognizes TCC's interest in the area and the importance of the Coastal Trail and the open space along it. One of HLB's objectives is to ensure that open space preservation is considered during any land disposal or development. At this time, HLB recommends that these properties stay in the HLB inventory due to existing leases/permits/easements in the area. These particular parcels have land uses related to the airport that make them more practical for HLB to manage. There are no current plans for any development on HLB land in this area, and the only potential disposal is leasing the building on 4-033B (Clithero Center).
58	Pg. 21: 4-032, 4-033A Thru 4-033F 4-034	Rabbit Creek Community Council	Add language to the draft Work Plan to ensure broader community-wide outreach when and if new access and trail buffers are contemplated. The Tony Knowles Coastal Trail is a citywide asset. Municipal trail user studies confirm that approximately 80 percent of residents have used the Coastal Trail. Additional language (in italics) "...Public access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will <i>reach out to all</i>	HLB welcomes input from all community councils. For items like this, notices would be sent to the Federation of Community Councils for distribution. If this item makes progress and is moved to the annual work program in a future plan, we will make sure to include inclusive language to engage with all interested community councils.

			<i>Community Councils and will specifically work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties and Community Councils to determine appropriate boundaries for a trail and natural space buffer..."</i>	
59	Pg. 22 & 16: 6-075	Girdwood Board of Supervisors	Request Action: Add to 2025 Work Plan: Completion of transfer of this parcel to Girdwood Parks and Recreation (Winner Creek Trail Extension)	The entry for 6-075 will be moved to the Annual Work Plan with the following updated language: "HLBAC recommended this parcel be withdrawn from HLB inventory, transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation (Res. 2024-05). This transaction will be completed this year."
60	Pg. 22: 6-039	Girdwood Board of Supervisors	Request Action: Add into the 2026-2030 management plan: withdrawal from HLB and transfer to GVSA for future community housing development.	HLB will continue to work with the GBOS and GVSA to realize housing development in Girdwood. At this time, the Legal Department has provided guidance that GVSA does not have authority to hold management authority to MOA-land. Proposed additional language: "HLB will coordinate with GBOS, LUC, and GVSA on the proposed subdivision."
61	Pg. 22: 6-053, 6-054, 6-055, 6-056	Girdwood Board of Supervisors	Girdwood Board of Supervisors notes that ADOT&PF proposal for highway interchange has not been accepted by the community and is currently unfunded. Girdwood Board of Supervisors suggests that HLB and DOTPF consider land exchange for DOT land in the Eastern and North Eastern part of the airport parcel but unusable for aviation adjacent to Moose Meadow.	Text will be changed to: "ADOT&PF has expressed interest in potentially acquiring these parcels. HLB may consider a disposal or exchange." HLB will notify GBOS if this item progresses.
62	Pg. 22: 6-053, 6-054, 6-055, 6-056	Amanda Tuttle	Disposal and development requirements for these parcels initiates environmental reviews due to multi-jurisdictional governance of these parcels including USDOT, USEPA, AKDOT, AKDNR, ADEC, ACORP, Alaska Railroad, and the Municipality of Anchorage in compliance ADL201175. Additionally, these parcels are also not identifiable on your Region 6 map and the lack of transparency for the lands that for potential disposal within this work plan does not meet public notification intent or compliance. AMC 25.40.030	HLB Staff conducts agency reviews that incorporates additional outside agencies when appropriate. We agree that some of those agencies have an interest in providing comment on a potential transfer and they will be included in an agency review if this item progresses. Static mapping is difficult to capture adequately, please use the online interactive mapping to find more granular information, which can be found at the QR code on page 23, or a link may be found from our website www.muni.org/hlb

63	Pg. 23: 1-111	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports HLB's efforts to assist with creating additional cemetery land outside of Anchorage Bowl.	Thank you for your comment.
64	Pg. 23: 6-018	Girdwood Board of Supervisors	Girdwood Board of Supervisors supports HLB's efforts to assist the creation of a cemetery in Girdwood.	Thank you for your comment.
65	Pg. 24: 6-251, 6-295, 6-296	Girdwood Board of Supervisors	HLB refer to the Girdwood Comprehensive Plan and potential future Watershed Management Plan.	HLB will continue to update the work plan to reflect completed and approved/adopted planning documents. Proposed change to text: remove reference to the Girdwood Area Plan and include reference to the Girdwood Comprehensive Plan.
66	Pg. 24: 6-251, 6-295, 6-296	Amanda Tuttle	Environmental reviews completed 29 years ago are insufficient for natural resource management and development standards. All disposals must be compliant with AMC Drainage Design Guidelines and a site-specific study must be completed. HLB and DOT utility easement contracts should be listed in Appendix D.	Other than the previously approved Bikewood project, HLB is not proposing a disposal of 6-251, 6-295, or 6-296 in the five-year planning horizon. A site-specific land use study is only required when comprehensive planning is insufficient to determine whether the disposal of a parcel is consistent with the plan. AMC Drainage Design Guidelines are guidelines for developments not disposals. Easements are recorded documents and are not typically accompanied by a contract. All contracts on HLB land are listed in Appendix D, including any that accompany recorded easements. There are dozens of easements on HLB land that are not tracked separately as contracts.
67	Pg. 24	Girdwood Board of Supervisors	Regarding Wetland Banking: Girdwood Board of Supervisors supports this however requests addition of HLB/MOA Watershed complete Watershed Management Plan.	Acknowledged.
68	Pg. 25	Girdwood Board of Supervisors	Regarding Girdwood Trails Plan: Request Action: Word change: Proposals <u>may</u> require the support of HLBAC and the Assembly.	The establishment of trail easements on HLB parcels require HLBAC and Assembly approval.
69	Pg. 25	Girdwood Board of Supervisors	Regarding Potential Plans, Studies, Surveys: Girdwood Board of Supervisors anticipates making a formal request for development of a Watershed Management Plan for Girdwood Valley in early 2025. Further substantial development of HLB land in Girdwood should await recommendations from that Watershed Management Plan.	Acknowledged.
70	Pg. 25	Girdwood Board of Supervisors	Regarding Potential Plans, Studies, Surveys: Girdwood Board of Supervisors anticipates the need for HLB assistance with implementation of	Acknowledged.

			objectives within the Girdwood Comprehensive Plan.	
Appendices				
Reference No.		Commenter	Comment	Response
71	Pg. 26	Amanda Tuttle	Each Regions Maps are insufficient in clearly depicting each parcel being discussed within the plan. The public has the right to be informed on which parcels are being managed by HLB within the Valley. The perimeters of those parcels should be clearly depicted within each map including boundary lines and parcel number identification. Reference points on the maps must all be depicted show common reference points including highways, streets, and waterways.	Thank you for this feedback. It is very difficult to convey details for every parcel through static mapping. We have found over the years, that putting staff time into having static quick reference maps in the document and high quality interactive digital maps is more helpful for the public. Please use the online interactive mapping to find more granular information, which can be found at the QR code on page 23, or a link may be found from our website www.muni.org/hlb . If there is a particular area, or parcel, you are wanting a more fine detailed map of, HLB Staff would be happy to assist directly. Also, a wealth of geographic information can be found at www.muni.org/mapit , which is maintained by the MOA's Geographic Information and Data Center.
72	Pg. 47	Amanda Tuttle	Appendix D: HLB and DOT utility easement contracts should be listed in Appendix D. Contracts for the public easements with USFS, US and AK DOT, AKDNR, and the Alaska Railroad should be listed in Appendix D. ADL201175	Easements are recorded documents and are not typically accompanied by a contract. All contracts on HLB land are listed in Appendix D, including any that accompany recorded easements. There are dozens of easements on HLB land that we do not track separately as contracts. We recommend viewing our online maps with the easements layer visible to learn more about easements on HLB land.
Other General Comments				
Reference No.		Commenter	Comment	Response
73		Girdwood Board of Supervisors	Girdwood Board of Supervisors notes the vacant seat on the HLBAC and requests that a Girdwood resident is considered for appointment to that seat.	Commissioners are appointed by the Mayor and confirmed by the Assembly. To apply for a seat on the HLBAC please visit https://onboard.muni.org/board/2877 .
74		Rabbit Creek Community Council	In disposing of land to private parties, HLB should reserve trail rights-of-way (ROW) rather than trail easements, per 21.08.040.D which reads, "For pedestrian access, a right-of-way dedication is the preferred method of providing access..." In our Council's recent experience, easements on private land have raised concerns of liability and maintenance. HLB should reserve	Right-of-way can only be created during a platting action. When HLB parcels are replatted, ROW and trail easements are dedicated in accordance AMC 21.08.040.

			non-motorized ROWs rather than just easements, especially for the Iditarod Trail, riparian trails, and main connecting trails.	
75		Amanda Tuttle	The executive director shall have professional experience in land and resource management. AMC 25.40.040, (AO No. 95-198(S-3), § 2, 12-5-95)	The HLB Director was recommended by the HLBAC and confirmed by the Anchorage Assembly to have the necessary skills and training to perform the duties of the position (HLBAC Res. 2023-03; AM 571-2023).
76		Amanda Tuttle	HLB is the responsible for natural resource management, public easements, and public infrastructure. HLB is the responsible party for the day to day management and maintenance of these public resources and must be discussed in depth within HLB's Work Management Plan. If HLB believes they are not the responsible party then the agreements with the state and federal agencies dictating who is the responsible party must be listed in Appendix D for public records.	There are public easements and public infrastructure on many HLB parcels. HLB is typically not the entity providing the day-to-day management and maintenance of those improvements. It is difficult to address this concern without a specific example. Please feel free to contact staff directly with concerns.
77		Amanda Tuttle	The Work Management Plan does not discuss how concerns raised from the public are managed or rectified. The plan does not clarify what corrective actions are taken by HLB when non compliant with municipal code, Alaska statues, and federal code of regulations.	HLB staff are available to meet with community members to discuss concerns, please contact HLB staff directly to set up a meeting. If your concerns are not alleviated, you may contact the Municipal Ombudsman with your concern. When it comes State or Federal codes the process for resolving violations would be with those entities.
78		Amanda Tuttle	HLBs lack of communication, transparency, and unwillingness to address public concerns on the agenda, is circumventing. There are natural resource management hazards the residents of Old Girdwood is being subjected to, and HLB has yet to put any of these items on the agenda for the public to be informed and to be able to discuss corrective actions. All active disposals must be a standing agenda items in each monthly meeting open for the public to comment.	HLB staff are available to meet with community members to discuss day-to-day aspects of HLB, please contact HLB staff directly to set up a meeting. HLBAC is an advisory commission to the Anchorage Assembly and advises specifically on land disposals, land exchanges, leases, easement, site-specific land use studies, and the HLB Work Plan.
79		Amanda Tuttle	Heritage Land Bank must complete a site specific study for each land disposal. Completing one site specific land use study in 47 years for the Girdwood Valley does not meet compliancy intent or requirements. The failure to recognize 62 square miles of temperate rainforest is a mismanagement of the watershed that HLB is responsible for managing and funding. Natural Resource management, goals, and funding must be discussed in depth within the HLB's Work Management Plan. ADL 01175	HLB completes an agency review for all disposals, which includes the various entities that would provide input on policies, regulations, and codes pertaining to environmental considerations. Per AMC 25.40.025.C. a site-specific land use study is required "if the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures..."

80		Turnagain Community Council	<p>Regarding Municipal Entitlement (as mentioned on pages 2, 7, 8, 16, and 20):</p> <p>We support the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality. Once acquired, TCC specifically advocates for the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage, due to the important value they have as public parks/natural open spaces/recreational areas:</p> <ul style="list-style-type: none"> ▪ Parcels #21 & #68 — where Point Woronzof Overlook and sections of the Tony Knowles Coastal Trail are located ▪ Parcel #77 — Little Campbell Lake Park ▪ Parcel #78 — land adjacent to Kincaid Park ▪ Parcel #113 — Delong Lake Park ▪ A portion of Parcel #71— northern section of Connors Bog Park ▪ In addition, TCC supports transfer of the Kloep Snow Disposal Site, also located within Parcel #71 	Acknowledged. This is an on-going issue and we will file these recommendations for a later date.
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HLB Staff Comments

Reference No.		Commenter	Comment	Response
81	Pg. 6	HLB Staff	Add text to Chapter 1 under Accomplishments to reflect the completion of the transfer of HLB Parcels to support the creation of Potter Marsh Watershed Park.	Add as a bullet point under Accomplishments: "Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant"
82	Pg. 11: 2-127 - 2-136	HLB Staff	Add text to Chapter 2 under Projects to reflect the completion of the transfer of HLB Parcels to support the creation of Potter Marsh Watershed Park.	Update text to reflect progress in the transaction: The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February 2024 and approved by the Assembly in May 2024 (HLBAC 2024-03; AO 2024-48). The conservation value of these parcels was used for in-kind grant matches for grants acquired by HLB and local non-profit partner Great Land Trust (GLT). This grant funding was used in December to acquire the neighboring 200-acres , with management authority to P&R to create the 300-acre Potter Marsh Watershed Park (AO 2024-49; Record No. 2024-036525-0). The park is

				3under a conservation easement held by GLT (AO 2024-47; Record No. 2024-036534-0).
83	Pg. 15: 3-078A thru 3-078D	HLB Staff	The sale of 3-078A-D closed in January, so the text needs to be edited to reflect that progress.	Edit text to read: The disposal of these lots, which included an ADEC contaminated site, was approved by HLBC and the Assembly (HLBC Res 2021-01; AO 2022-05). This transaction closed in January 2025, recorded as document number 2025-000661-0.
84	Pg. 16: 6-011B Ptn	HLB Staff	The Girdwood Comprehensive Plan is schedule to be before the Anchorage Assembly on 2/25/2025. Based on the outcome of that process HLB proposes the following modification to the Work Plan to align with the newly adopted GCP.	<p>If a portion of 6-011B is classified as Mixed Use modify text to read: Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will be brought to the HLBC consistent with the Girdwood Comprehensive Plan (2025), the Girdwood Trails Plan (2024), and any other applicable plans.</p> <p>If a portion of 6-011B is classified as Open Space modify text to read: Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. HLB Staff will work with Alyeska Holdings, LP, and Seth Andersen to determine next steps.</p>
85	Pg. 17: 4-033B	HLB Staff	There is renewed interest in possibly leasing the building on this parcel.	Edit text to read: "The Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses."

86	Pg. 17: 6-251 6-296	HLB Staff	Add text to the Annual Work Program to include Phase 1 and 2 of the Bikewood project in Girdwood	Add the following text: HLB Parcels 6-251 and 6-296 - HLBAC and the Assembly approved granting a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails. It is anticipated that this easement will be recorded in the coming year. HLBAC unanimously approved Resolution 2024-06 to the Girdwood Mountain Bike Alliance (Bikewood) for a 20-year public use easement for the development of a second phase of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.
87	Pg. 19	HLB Staff	The Girdwood Comprehensive Plan is schedule to be before the Anchorage Assembly on 2/25/2025. Based on the outcome of that process HLB proposes the following modification to the Work Plan to align with the newly adopted GCP.	If the Girdwood Comprehensive Plan is passed modify text to read: The GCP was passed by the Anchorage Assembly on February 25, 2025 (AO 2024-114) and will be used to guide management of HLB land in Girdwood for the planning horizon.
Comments Received In-Person at the Public Hearing on February 27, 2024				
Reference No.	Commenter	Comment	Response	

Appendix F (***)to be updated prior to Assembly approval)

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

HLBAC Resolution 2025-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2025 HLB ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB), a division of the Municipality of Anchorage’s Real Estate Department, 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 § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan, and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on December 9, 2024, the Public Review Draft of the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan (Work Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on December 9, 2024, the notice for the February 27, 2025 HLBAC public hearing on the Work Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on February 27, 2025, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2025 HLB ANNUAL WORK PROGRAM AND 2026-2030 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

THEREFORE, BE IT FURTHER RESOLVED, THE HLBAC RECOMMENDS THE WORK PLAN FOR CONSIDERATION OF APPROVAL AND ADOPTION BY THE ASSEMBLY.

PASSED and APPROVED on this, the 27th day of February 2025.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department