

# Heritage Land Bank Advisory Commission Meeting

Thursday, March 27, 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**

Chair Marshall called the meeting to order at 1:30 pm.

### **II. Roll Call, Introductions and Disclosures**

Present: Chair Marshall, Commissioners Charon, Oswald, and Chmielowski

Excused: Commissioner Hansen

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle, and contractor Nicole Jones-Vogel

### **III. Approval of Agenda and Minutes**

- a. March 27, 2025, Agenda: Commissioner Charnon moved to approve the agenda as presented, Commissioner Chmielowski seconded the motion, and the agenda passed with no objection
- b. February 27, 2025, Minutes: Commissioner Charnon moved to approve the agenda as presented, Commissioner Chmielowski seconded the motion, and the agenda passed with no objection

### **IV. Director's Report**

Director Briggs thanked the Commission for their work on the HLB Work Plan and outlined the Assembly approval process. She informed the Commission that a letter was received from GBOS in support of HLB to move forward with platting the Girdwood Industrial Park into 4 tracts. Director Briggs gave an update on the Girdwood Comprehensive Plan. Commissioner Charnon asked about the potential Work Plan amendment proposed at the April Assembly meeting.

### **V. Officer Elections: Chair and Vice Chair**

Staff provided an overview of the process for electing the 2025 chair and vice chair.

Commissioner Charnon nominated Chair Marshall to continue on as chair. **Chair Marshall accepted the nomination. A roll call vote occurred, and it was unanimously approved.**

Charnon nominated Commissioner Chmielowski as vice chair. **Commissioner Chmielowski accepted the nomination. A roll call vote occurred, and it was unanimously approved.**

### **VI. Action Items**

- a. **Resolution 2025-03:** A resolution supporting the Anchorage Fire Department's Campbell Airstrip Road Shaded Fuels Break Project affecting HLB Parcels 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040.

Staff provided an introduction to the project. John Glover, AFD Wildfire Division Chief, addressed the Commission and provided more details on the hazard fuel mitigation project that would serve several functions in the Campbell Airstrip Road area, including the Basher neighborhood. The Fire Department has received many letters of support for the project including BLM, Fish and Game, Parks and Recreation and the neighboring community councils. Commissioners asked a few questions about the treatment itself and the overall fire concern in the area.

**Commissioner Charnon moved to approve Resolution 2025-03, seconded by Vice Chair Chmielowski, no further discussion and the item passed unanimously.**

- VII. Presentation:** Anchorage Community Development Authority will present their proposal for HLB Parcels 4-046 and 4-047 to be developed into an RV Resort.

Mike Robbins with ACDA presented on the project starting with the history of collaboration between ACDA and HLB, then an overview of the 3rd and Ingra HLB site. ACDA began managing the property in 2023 through a short-term land use permit. Mr. Robbins introduced the Denali View RV Resort project as a temporary transformative project and described the elements of the project. He then described the reasons why ACDA is pursuing an RV resort including the lack of infrastructure for RVs visiting our city, it aligns with adopted plans and has a lower cost of entry to implement. An outline of the request is a 20-year lease that renews on 10-year increments starting upon the completion of Phase 1 with a 75/25 revenue sharing.

Commissioners began asking questions about site development, platting, land use entitlements, Native Alaska peoples' input, utilities, what phase occurs first and more details about the memorial component of the project. It was decided a work session at the next meeting would be helpful prior to taking action.

- VIII. Persons or Items Not on the Agenda**

No one present wished to speak.

- IX. Commissioner Comments**

Commissioner Charnon requested an update on the agreement with Pomeroy for the Glacier Creek Village project on HLB Parcel 6-011B. Staff provided an overview of the project status.

- X. Next Regularly Scheduled Meeting Date:** Thursday, April 24, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

- XI. Adjournment**

A motion to adjourn was made by Vice Chair Chmielowski and seconded by Commissioner Charnon. There was no objection, and the meeting concluded at 2:34pm.