

Heritage Land Bank Advisory Commission Meeting

Thursday, April 24, 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#

A G E N D A

- I. Call to Order and Statement of Procedure**
- II. Roll Call, Introductions and Disclosures**
- III. Approval of Agenda and Minutes**
 - a. April 24, 2025, Agenda
 - b. March 27, 2025, Minutes
- IV. Director's Report**
- V. Work Session:** Former Alaska Native Service Hospital Site (HLB Parcels 4-046 and 4-047)
- 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, May 22, 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, 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.



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

LAND MANAGEMENT REPORT

April 18, 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 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 after the current owners sign a Purchase and Sale Agreement (*HLBAC Res 2025-01*). Additionally, Real Estate Services has received authorization from the Assembly to retain two tax foreclosed parcels in the Laurel Acres Subdivision for public purpose. HLB Staff has also been in contact with two other owners that may be interested in selling or donating their properties.

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 summer 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 was presented to the HLBAC in March, with a work session scheduled for the April meeting. A resolution for recommendation will be at a subsequent meeting.

- *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 Resources to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.

- *6-057F – Girdwood Industrial Park*

Staff evaluated replat options for the Girdwood Industrial Park and presented them to the HLBAC in October 2024. HLB Staff received a letter from GBOS in February 2025 supporting the four-tract plat option that was presented to HLBAC. Survey work for this replat will be conducted this summer. HLB Staff will notify our mailing list of opportunities for public input. As this project progresses HLB Staff will keep HLBAC updated.

- *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.

- *4-033B portion – Clitheroe Center*

HLB Staff is working with the Ted Stevens Anchorage International Airport and DOT to acquire formal access to HLB parcels off of West End Road. Staff is working with other departments to determine the 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.

Administrative and Land Management

- *HLBAC*
There are currently two vacant seats on HLBAC. 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 draft 2025 Work Plan went before HLBAC on February 27th for public hearing and action. HLBAC passed Resolution 2025-02 recommending approval of the amended work plan. The draft 2025 Work Plan was introduced to the Assembly on April 8th, with a public hearing and action scheduled for May 20th. HLB Staff will inform our mailing list and Commissioners if a work session is scheduled.
- *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 will occur this summer 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.

Land Use Permits

Contract Number	Permittee	Use	Contract End
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
2024-01	ACDA	Due Diligence	2025-10-15
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
2018-01	ADOT&PF/TSAIA	Access	2026-03-30

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