

January 3, 2023

TO: Huffman/O'Malley Community Council

FROM: Grace Pleasants
Girdwood Resident

RE: The MOA/HLB Proposed Public Land Disposal called Holtan Hills by the MOA Assembly on Jan. 10th

Summary:

-In the late Spring of 2021 a RFP was awarded by the MOA/HLB (Heritage Land Bank) to a trio of developers called: Girdwood Life, LLC-Pomeroy Alyeska, Seth Anderson, CY Investments. The winning proposal proposed a variety of housing for the Girdwood area such as: affordable, workforce, senior and special needs. The disposal of public lands proposal discussed a collaborative development process with the Community of Girdwood to be sensitive to the environment, the existing infrastructure and bring forth a development that all stakeholders could be proud of in Girdwood and the Anchorage Bowl. Girdwood was very excited.

-The first Community meeting held between the HLB/Adam Trombley, developer, CY Investments/Connie Yoshimura was held on Dec. 23rd at the Girdwood Community Library. At that meeting, over 100 Girdwood residents attended to ask questions regarding the proposed development. It was announced that developers: Seth Anderson and Pomeroy Alyeska were no longer in this development and that a development agreement between MOA/CY Investments was being signed to make the MOA/HLB a partner in this for-profit development of over 400+ acres. A bait and switch of the original group who responded to the RFP.

-Since, the beginning of 2022 there have been no less than 30+ meetings at the local Girdwood Board of Supervisors-GBOS, Land Use Committee-LUC, the Holtan Hills Housing Advisory Committee-HHHAC, A Girdwood Town-Hall, A joint Assembly Reps-GBOS/LUC, MOA Assembly Work Sessions, and 8+hours of public testimony from Girdwood Residents Opposed to Holtan Hills development at the Anchorage Assembly in Dec of 22.

-The reasons against this project are many:

- RFP process, lacked public due process and transparency.
- Development Agreement done in secrecy without Community engagement, did not follow thru on RFP promises or current MOA codes,
- MOA joins the for-profit developer as a partner in 50/50 profit split on public lands in for-profit deal.
- MOA responsible for all infrastructure, cost overruns and costs estimated at between \$10M to \$20M.
- Sole source contract to Dwell Real Estate to sale all lots and managed HOA
- Not meeting the Community needs of a diverse housing product mix: affordable, workforce, senior or special needs.

- No Master Plan has been shown to Community
- No required updates to the Crow Creek Area Plan as code requires
- An appraisal for 400+acres at \$2M, when local lots are selling for 12,500sf for \$500K??? Does not reflect market conditions.
- Relocation of the Historic Iditarod Trail with no input from stakeholders who built and maintain trail system.
- No environmental or code compliance reviews that are required because Developer is asking for variances.

-This month, we have no less than 3 more meetings before the Assembly vote on Jan. 10th.

-GBOS, LUC, & the HHHAC have met and put forth a solid NO on Holtan Hills disposal of public lands on Agenda item AO2022-103(S1)

I am a resident of Girdwood. And the Girdwood Community formed a group of concerned citizens which are comprised of: Girdwood Inc, the Girdwood Chamber of Commerce, residents, and business leaders asking the Assembly to vote NO on this transfer in our neighborhood and go back to the drawing board to put out an RFP that meets the needs of the Community where the lands reside in. We want responsible development and not development for development's sake. Public lands=Public Benefits.

I'm here tonight to ask for your support of the GWD-GBOS Resolution and Letter of Opposition to Holtan Hills, with the attached Resolution.

Open to answer and questions you might have. Thank you for your time and consideration.