



**MUNICIPALITY OF ANCHORAGE  
MEMORANDUM  
REAL ESTATE DEPARTMENT**

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**DATE:** June 29, 2021  
**TO:** Austin Quinn-Davidson, Acting Mayor  
**THRU:** Chris Schutte, Director  
Office of Economic & Community Development  
**FROM:** Robin E. Ward, Director  
Real Estate Department  
**SUBJECT:** Selection Committee Members and Results - RFP for Development of Portions of HLB Parcels 6-011, 6-016 & 6-017 in Girdwood (aka Holtan Hills)

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The selection committee established for reviewing and scoring proposals associated with the development of portions of Heritage Land Bank Parcels 6-011, 6-016 & 6-017 in Girdwood is as follows:

**Christopher M. Schutte, Office of Economic & Community Development Director**

Christopher M. Schutte is the Executive Director of the Office of Economic & Community Development for the Municipality of Anchorage. Prior to joining the Municipality, Christopher served as Executive Director for Anchorage Downtown Partnership, Ltd.

**Robin E Ward, Real Estate Department Director**

Robin previously served as the Director of Heritage Land Bank and Real Estate Services and as Director of the Anchorage Community Development Authority. Over the past 25 years, she has also served on municipal boards including the Platting Board, Planning and Zoning Commission, Zoning Board of Appeals and Examiners and the Urban Design Commission. She and her family have spent many days on skis on the mountain at Alyeska Resort.

**Tiffany Briggs, Program & Policy Department/Manager, Real Estate Services**

Tiffany is the Manager of the Real Estate Services Division of the Real Estate Department for the Municipality of Anchorage. She is a 6-year municipal employee and has vast experience in the real estate arena overseeing the acquisitions, use, improvement, and disposal of real property through sales, leases, and permits for municipally owned land. Tiffany spends time in Girdwood, especially during the annual Alyeska Climbathon.

**Steve Schmitt, Municipal Surveyor, PM&E**

Steve Schmitt, PLS, SR/WA, is the Municipal Surveyor for the Municipality of Anchorage. Steve began his surveying career in 1983 and earned his Professional Land Surveyors License in 1993; he has previously worked for a number of surveying and engineering firms as well as the U.S. Army Corps of Engineers and the Bureau of Land Management as a field surveyor, contract inspector, and reviewer.

**Kristi Bischofberger, MOA Watershed Manager**

Kristi leads the Municipality of Anchorage's Watershed Management division. She has vast experience in wetlands, permitting and stormwater management, which is a core challenge with any development in Girdwood.

**Mark Schimscheimer, Director of Engineering, AWWU**

Mark is a civil engineer and leads the Engineering group at AWWU. He has spent many years working on the Girdwood water and wastewater systems and brings that knowledge to this process. Mark lives on the Anchorage Hillside but has close family ties to Girdwood.

**Kyle Kelley, Girdwood Valley Service Area Manager**

Kyle is an experienced Operations Manager who fills many roles in the Girdwood community. He manages Street Maintenance, Parks and Recreation, and many other service area responsibilities. His family has called Girdwood home for many years and are active in numerous organizations.

**Diane Powers, Admission Manger, Alaska Wildlife Conservation Center**

Diane is a long-time resident of Girdwood, along with her husband. They reside at the north end of Crow Creek Road. Diane was a member of the Crow Creek Neighborhood Plan Community Advisory Committee and intimately knows needs of the Crow Creek Road community and the impact that development will have on those residents.

**Andrew Romerdahl, Senior Director of Real Estate, Cook Inlet Region, Inc.**

Andrew is the Senior Director of Real Estate for Cook Inlet Region, Inc. and has extensive experience in real estate development and management. Andrew and his family are year-round residents of Girdwood.

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**Selection Committee Results:**

The Selection Committee received the proposals via email on Tuesday, June 15 for their careful review. All members were able to join a call on June 22, except Mr. Romerdahl who received a verbal summary of questions and discussion immediately following the call from HLB Land Management Officer Shelley Rowton. Each member then provided their final scoresheets before Noon on June 23.

The results are as follows:

	Spinell Homes	Pomeroy Partnership
Total (18000 possible)	11420	14080
Avg (2000 possible)	1269	1564

All members of the Selection Committee ranked Pomeroy Property Development, Ltd and partners Seth Anderson, P.E. and CY Investments, LLC as the superior proposal. Both respondents to the RFP have been notified of the results, and negotiation with the Pomeroy partnership group will begin at the conclusion of the appeal window.

Proposers were notified of the results on June 29, 2021. Proposals will be available on the Real Estate Department's page at [www.muni.org](http://www.muni.org) on June 30, 2021 with appropriate redactions.