

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

August 18 2025 GBOS Regular Meeting Minutes Final

7:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 7:00 p.m. Mike Edgington, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call: Jennifer Wingard (JW), Brian Burnett (BB), Briana Sullivan (BS), Mike Edgington (ME)
Kellie Okonek is excused. Quorum confirmed

Disclosures: None

- Short Plat Case S12852 is scheduled as a Non-Public Hearing with the Director's decision due on 09/22/25. Materials here: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18289>
- Upcoming meetings:

GVSA 2026 Budget Meeting #2	Date TBA
GVSA Non-Profit Grant Meeting	7PM Sept 23
GBOS Rules & Goals part 2	Date TBA

Agenda Revisions and Approval:	August 18 2025 GBOS meeting agenda approved	BB/BS
Add item #13 to Old Business due to time sensitivity.	BS/BB Assent	
Move item #12 to Old Business due time sensitivity.	BB/BS Assent	
Add item #20 as new Business	BB/BS Assent	
Amended Agenda approved by Assent		

Minutes Approval:	July 21 2025 and July 28 2025 minutes approved	BB/BS Assent
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Consent agenda: None

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Presentations (10 Min) and Reports (5 Min):

1. Legislative Report – Sen. Cathy Giessel: Special Session this week is non-event. Watching Crow Creek Road Maintenance and Airport Parcel H items
Assembly members – Z. Johnson/Keith McCormick: No report
Anchorage School Board Liaison – Andy Holleman: School start underway district-wide.
HLBAC Report – Tim Channon: No report.
2. Supervisor Reports
Sullivan: No Fire Board meeting scheduled yet to review budget; PSAC item is on agenda
Edgington: Assembly recently discussed funding of offsite improvements and some other costs to be borne by the MOA for this project. Seeking for more info from Assembly representatives.
3. Committee updates to GBOS: None
4. Standing Reports: See meeting packet
Proposed Girdwood Developments
Girdwood Airport Parcel H
GVSA non-property tax funds
GBOS Rules and Procedures revisions
STR Registration and regulation
5. Service Provider Reports (5 mins each)
Fire – Chief Weston: see meeting packet
Police – Chief Achee: No written report, Forest fair recap by Kyle.
Roads/Parks & Rec – Kyle Kelley: See meeting packet. Plan to move forward on projects such as suspension bridge bidding and Lions Club Park pavilion.

PUBLIC COMMENT: None

OLD BUSINESS:

6. Bed Tax allocation to Girdwood to mitigate negative impacts of STR. (Edgington). Information included in the meeting packet. Many groups and projects are looking toward these funds to support. No specific request for GBOS at this time, more information to come.
7. Airport Parcel H: Alaskans for Responsible Airport Development has hired attorney for assistance. Group has no request of GBOS currently and requests to stay on agenda as a standing report.
8. PSAC recommendation for GBOS Resolution of Support for two year extension of the Girdwood Police Services Contract (Dec 31, 2027) between the Municipality of Anchorage and City of Whittier, including an increase for Dispatch Services, at a total cost NTE \$816,905 per year (Okonek)
GBOS received memo from WPD outlining costs for contract extension for 2 more years. This will be considered as part of the full GVSA budget at the next budget work session. GBOS interested in discussing having policing for large private events subsidized by the event organizer, not the community. GBOS also is interested in learning what it would take for WPD to enforce municipal code more broadly. No action at this meeting.
9. GHEC Committee Appointment (Edgington)
Motion:
GBOS moves to appoint Liam Coyle to the open GHEC seat.
Motion by BB/2nd BS
Vote via roll call 3 in favor 1 opposed (JW)
Motion carries
10. [Agenda Item LUC 2506-04](#) LUC and GHEC recommendation that GBOS write a Resolution of Support for HLB to subdivide the buildable tract from the parcel as a whole and designate the land for development by a Girdwood non-profit via Public Private Partnership, with a goal of 50% of the land dedicated to development of workforce/affordable housing purposes (Krystal Hoke/Edgington/Wingard)
Draft resolution is laid on the table for GBOS consideration by Krystal Hoke. See meeting packet for initial version and revisions.

Motion:
GBOS moves to approve draft resolution as presented.
Motion by BB/JW
GBOS edits through unanimous votes.
GBOS moves to approve draft resolution as amended.
Vote via roll call 4 in favor 0 opposed
Motion carries.

Amended version will be forwarded to GBOS members attending this meeting for review. At that time reconsideration vote could be requested by any member as this was unanimous vote.

11. **Agenda Item LUC 2507-05:** Request for GBOS Resolution of Support for HLB to initiate a Site Specific Land Use Study before any development is initiated in Girdwood. (formerly Agenda Item LUC 2406-04, closed 10.24) (Tuttle/Wingard)
Letter requested from petitioner has not been received. Without this GBOS has no request to make of the MOA other than what was already rejected based on lack of requirement by code. Tuttle will provide a letter that outlines her argument.

12. GVSA Manager request GBOS approval to encumber the following funds (Kelley):

- \$160,300 from the Girdwood 406 Glacier Bridge fund for TBC professional services for the construction of the bridge

This covers overall cost for bidding, construction and warranty, however if bids come in higher than available funds, the project will be suspended for fundraising. In that case, the bid package of about \$15,000 would be the only cost incurred and those documents would remain relevant for eventual construction.

Motion:

GBOS moves to approve NTE \$160,300 from the Glacier Bridge Fund to TBC for support for suspension bridge construction.

Motion by BB/BS

Vote via roll call 4 in favor, 0 opposed

Motion carries

- \$41,280 from the Girdwood 406 undesignated Road and Drainage fund for the Ruane Road culvert

Ruane Road culvert next step requires \$41,280 in pre-design work from TBC.

Motion:

GBOS moves to approve NTE \$41,280 from the Girdwood Road and drainage 406 account for the Ruane Road culvert pre-design.

Motion by BS/BB

vote via roll call 4 in favor, 0 opposed

Motion carries

- \$40,417 from the Girdwood 406 undesignated Road and Drainage fund for Jacobs support with grant for Ruane Road culvert

Ruane project is substantially funded via EPA grant which requires technical skill to access and reimburse. Jacobs is the contractor to handle this work.

Motion:

GBOS moves to approve NTE \$40,417 from the Girdwood Road and Drainage 406 account for Jacobs grant management support of the Ruane culvert project.

Motion by BB/BS

vote via roll call 4 in favor, 0 opposed

Motion carries

GBOS expresses interest in project creating better public access to the creek along the shoulder of Ruane Road.

13. GVSA Manager request for NTE \$144,000 from Girdwood Parks and Rec Capital fund for construction of Lions Club Park Pavilion (Kelley)

GVSA has just received quote for construction materials and contractor for the Lions Club Park Pavilion, a project that has substantial grant funding from LWCF and supplemental funding from Girdwood Lions Club. Although construction may not occur until next year, the cost of supplies will continue to rise, request is to purchase materials now so that the project is closer to completion. Reimbursement is 50% of the costs, so GVSA will be reimbursed about \$75,000 of these funds once the project is complete.

Motion:

GBOS moves to approve NTE \$144,00 from the Girdwood Parks and Rec capital fund for the Lions Club Park pavilion construction.

Motion by BS/BB

vote via roll call 4 in favor 0 opposed

Motion carries

NEW BUSINESS:

14. GVSA 2026 Budget review and approval. Budget meeting #2 will likely be held next week. Final budget approval will be considered at the GBOS September meeting. Budget then goes to Assembly process for approval.

15. Girdwood Fire Department request NTE \$31,000 for equipment and hose replacement from the Fire Dept 406 account.
GFR will provide updated request in the form of a resolution for consideration at the Sept GBOS meeting
16. Review and consider GBOS resolution regarding draft AO to allow change code to allow GBOS to propose changes to T21C9.
This action will mirror the existing relationship between MOA and Chugiak/Eagle River regarding requests for code changes. This comes at the request of GBOS of the administration in MOA GBOS meetings.
17. Review and consider GBOS resolution regarding draft AO to increase Girdwood resident participation on the HLB Advisory Commission by one (creating two total of a board of seven).
This action will increase the minimum number of Girdwood residents to participate in HLBAC. Supervisor Wingard expresses interest in having the board more representative of the location of land managed by HLB, the majority of which is in Girdwood.
18. PSAC recommendation for GBOS resolution of support for a traffic and traffic control measures study on Hightower Road from Alyeska Highway to Girdwood k-8 school. (PSAC/Sullivan)
PSAC recommends being proactive with the addition of housing and therefore traffic in the town center and school proximity.
19. Crystal Mountain Road No Parking Sign request (Parish/Okonek)
Request of neighbors on Crystal Mtn Road: roadside parking creates access and safety issues during winter.
20. GBOS statement on the 50th Anniversary of MOA Unification
September 2025 is the 50th anniversary of "Munification". Girdwood may have more to share and aspirational goals for future years. MOA has website information on the celebration. [MOA50](#)

REPORTS:

21. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting: (1 of 2 required meetings held: Jan 13 2025)

Request for GBOS/GFR Joint meeting (0 of 2 required held 2025)

Request for Executive Session:

Other:

Adjourn

Pending items to return to GBOS as Old Business:

Girdwood Housing Implementation Plan – Discussion and recommendations from GHEC (Supvs. Edgington/Wingard) – Jan or GCP adopted

Agenda Item LUC 2410-04: Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Creek.(Tuttle/Wingard) – Jan or GCP adopted

Municipal Room Tax compensation update (Supvs. Edgington/Wingard) - September

Agenda Item LUC 2406-05: Request for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level.(Tuttle/Supv. Wingard) – October