

Municipality of Anchorage



P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

January 22, 2024 GBOS Regular Meeting Minutes Draft

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. Briana Sullivan, 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: Briana Sullivan (BS), Jennifer Wingard (JW), Guy Wade (GW), Amanda Sassi (AS), Mike Edgington (ME)
Disclosures: Jennifer Wingard re: STR item #6 as previously disclosed and determined not to be in conflict related to Girdwood STR regulation.

Agenda Revisions and Approval

January 22 2024 meeting agenda approved	JW/GW	Assent
Shift of HLB 1 and 5 year plan to Old Business due to deadline Feb 9	JW/GW	Assent
December 28 2023 Special Meeting minutes approved	GW/ME	Assent
December 18, 2023 Meeting minutes approved	GW/ME	Assent

Announcements:

- GBOS Seats A and B terms end in 2024 and will be on the April GVSA ballot. Filing at the Municipal Clerks Office is between Jan 12 and Jan 26, 2024. More information is available here: [Elections Candidate Information \(muni.org\)](http://www.muni.org/elections)
- Foraker Group Board Training is scheduled for TUE Feb 27 after 5PM in the Girdwood Community Room. All are welcome to attend.
- GBOS LUC Joint meeting scheduled for WED Feb 7 at 7PM in the Girdwood Community Room

Introductions, Presentations and Reports:

1. Legislative Report – Sen. Cathy Giessel, Rep. Laddie Shaw: Sen Giessel reports that session began on TUE last week. Effort to override Governor's veto of budget has failed. Broadband bill (SB140) is being tied to base student allocation rate which is lower than that approved by the Senate. Giessel is hopeful that SB 140 will go forward without the additional elements tacked on to it and will be approved.
working on returning government employees to defined benefit to create pension-type program that will make government workers more likely to stay in positions. This includes teachers, police, fire etc.
Mayor's Office: No report

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

Assembly members – R. Sulte, Z. Johnson: Zac reports that Mayors Community Arts Grant cycle is open. Assembly is considering bond for the Don Young Port of Alaska. Last day for items to be added to the municipal ballot is tomorrow, this includes Cemetery Bond, which has an S amendment for 50% of the expected costs for construction.

Also tomorrow the Assembly will discuss STR regulation Ordinance and Holtan Hills Ordinance. Zac states that Holtan Hills could be voted on tomorrow, or may be postponed to a future meeting or continued to a meeting that may be scheduled on WED to address items that aren't completed at Tuesday's meeting. One element of the Holtan Hills project is hiring of a contractor to handle the project for HLB. This position will be filled by RFP, it was posted once without being filled and is to be re-posted soon.

Anchorage School Board Liaison – Margo Bellamy
Report in the meeting packet.

2. Supervisor Reports

HLB Industrial Park Collaboration (ME/JW): Update from the MOA GBOS meeting is that HLB will provide a feasibility report for options to move forward with Industrial Park at the April MOA GBOS meeting and recommends a joint HLBAC GBOS meeting to discuss and make recommendation.

Guy Wade: Stay up to speed on Cemetery Bond and amount to be bonded.

Jennifer Wingard: For those emailing Assembly, use individual emails instead of the group link on the Assembly web page.

Briana Sullivan: Glacier Creek Erosion work to be completed in February. Seward highway Phase 3 (MP 89 to 20 Mile River) contract award for paving, striping. GFR Annual meeting last week.

Edgington: Property tax exemption for volunteer firefighters did not get introduced at Assembly in time to make the 2024 election. If it makes it to 2025 election it can be made retroactive to Jan 2024. Keeping track of Holtan Hills Ordinance and Cemetery Bond at Assembly. Property owners are receiving tax assessments in the mail, overall increase is 6-10%.

Sassi: Police items on the agenda later.

3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
Election results: GTC; LUC; PSAC; Cemetery; Housing and Economic Committee
HLBAC report in the meeting packet from Tim Charnon. Mainly reminders about the 1 and 5 year plan comment cycle ending Feb 9.
4. Status of Proposed Girdwood Developments: No change. Mike Edgington has requested updated contact information for Airport Leasing.
5. Service Provider Reports (5 mins each)
Fire – Chief Weston: Averaged 39 calls per month in 2023, Jan so far is 38 calls, including 2 structure fires.
Police – Chief Achee December report is in the meeting packet.
Roads/Parks & Rec – Kyle Kelley. Report in the meeting packet. Emergency funds on the bridge abutment will not allow for creation of pathway, however we are working forward on that project separately with DOT. Thank you to groomers, please don't posthole and please do pick up after dogs. Positive feedback on the RTP and LWCF grants from the ORTAB board last week. Final decisions are pending.
Budgets are on track. Amanda Sassi reports that roads budget may be close to 100%. Since it is clear and cold no roads work is being done to save funds for snow removal and projects.

PUBLIC COMMENT:

Krystal Hoke: please attend the Little Bears Fundraiser on THU night at Challenge Alaska. Group is fundraising to build a new facility for child care.

Amanda Tuttle: Concern about flood damage repair at the AK RR Trestle and levee in Old Girdwood.

Linda Mankoff: Point in Time survey of homeless nationwide is on Jan 25. Last year Girdwood recorded 22, it is expected that this year there will be more than 40. Linda is asked to come back to report results of the study. Girdwood numbers get lumped in to Anchorage for the National report, so it will be helpful to know the Girdwood count.

OLD BUSINESS:

6. GBOS action to Assembly proposition for Short Term Rental (STR) permitting (Edgington)
Assembly ordinance creates a registration process for STRs. There are some requirements that were in the original AO, but several have been removed. GBOS passed a resolution in December that addressed 4 requirements that GBOS would like to see to address the negative impacts that STR density occurring in Girdwood.

No action is taken at this time. Current STR is seen generally as a good first step to set the stage for future work to build upon it. Next effort will be for Girdwood and Assembly to pursue elements that address Girdwood issues in the coming months. GHEC is working ideas for incentivizing and regulating STR.

7. GBOS Appointment of 2 new members to PSAC board.
PSAC board is lacking 2 members, Recruitment has come up with 2 volunteers. However, in conjunction with Item #13, this is a good opportunity to review the work of PSAC and see if a different type of board or system would better meet the needs of the community. There are several ideas that could take the place of PSAC:
Quarterly meetings of PSAC
Community membership committee or group (instead of GBOS appointment)
GVSA management of contract with GBOS hearing of policing items.

GBOS agrees that PSAC should discuss this and provide input.

Motion:
GBOS moves to postpone appointment of the two seats pending further discussion and community input.
Motion by Amanda Sassi/2nd by Mike Edgington
Motion carries by assent vote.

8. Temporary Workforce Housing proposal (Edgington/Sullivan).
Presentation in the meeting packet. Goal is to temporarily relieve restrictions on commercial property to allow for temporary housing. Housing would be restricted to residential use.

Discussion on this topic is lengthy and mainly discusses the same concerns as previous meetings.

How to ensure that structures are removed after the sunset of the project, need for engagement with commercial property owners to establish interest, need for engagement with workforce to ensure their interest.

Owner of local restaurant testifies that she has commercial lots that she would use in this way and that her need for housing for employees is a major source of stress in her successful operation of the business. IN addition, she states that the status quo creates a situation where new businesses cannot start up or succeed. Other solutions are several years in the future, this provides an option that could provide housing the soonest of all under consideration. Poll from Visit Girdwood is presented anecdotally, but no poll results themselves are shared. Poll results are requested to help to understand the input from this group. Some question if rezone of commercial land is a better long term solution for those who are interested in housing on their commercial lots.

Public testifies that most options are much farther out than this one could be. Girdwood needs solutions to workforce housing immediately. This action only gets the conversation started. As Girdwood can't change code, this would need to be a request of the Assembly for action. Passing this motion will encourage additional work on the project. After about an hour the group returns to a vote after calling the question. Motion to call the question passes 4-1 with JW in dissent.

Motion:
GBOS moves to approve the Temporary Workforce Housing proposal in concept.
Motion by Amanda Sassi, 2nd by Mike Edgington.
Motion carries 4-1 (JW dissenting) via roll call vote

9. Holtan Hills Proposal
As presented earlier, Holtan Hills is potentially up for a vote at the Assembly on Jan 23. The proposal as presented is basically identical to the one that the GBOS objected to in 2023 and that the Assembly indefinitely postponed in 2023. Some items have changed in the time since the proposal was postponed:

- Assembly has resolved for HLB to look at parcels to turn over to a Girdwood non-profit
- Contractor is to be hire to act as an agent on the project
- Assembly has passed a Housing Action Plan, which this Holtan Hills Proposal does not meet the goals of.

Additionally:
GHEC has been formed and has compiled statistics and started review of properties in Girdwood
Homes and condos have been constructed in Girdwood and have created very limited residential housing compared to units created.

It is likely that Holtan Hills comes later in the agenda, and as discussed earlier, it is hard to tell what action might take place. Group discusses the benefits of in-person vs virtual attendance and the value of having someone speak on behalf of GBOS at the meeting.

Motion:
GBOS moves to nominate Jennifer Wingard to present on behalf of Girdwood in person regarding Holtan Hills Proposal at the Assembly meeting,
Motion by ME, 2nd by GW
Motion fails 2-3 in roll call vote.

Motion:

GBOS moves to nominate Mike Edgington to present on behalf of Girdwood virtually regarding Holtan Hills Proposal at the Assembly meeting.

Motion by AS, 2nd ME

Motion carries 5-0 in roll call vote

Krystal Hoke requests that change in language in current AO to allow for GCLT be considered a possible candidate for receiving/managing property for workforce housing.

10. HLB 1 and 5 year plans

This item was moved to Old Business to allow for action on it prior to the Feb 9 deadline, however a Special Meeting is needed in order to address the request of HLB to have input from GBOS on the Electric Vehicle Charging station proposal for HLB land at the Park and Ride added to the work plan.

Motion:

GBOS moves to hold a special meeting on TUE Jan 30 to provide comment to the HLB 1 and 5 year plans.

Motion by ME/2nd GW

Motion carries by assent

GHEC has provided input on parcels they would like to see added to the work plan/5 year plan.

NEW BUSINESS:

11. Girdwood Fire Department requests for capital expenses in 2024: Fire Personal Protective Equipment, Fire Hose and gas monitor replacement, total expense NTE \$28,000 from the Fire Dept 406 account in 2024.
Fire chief requests to change request to NTE \$21,000 and remove gas monitors, replace them with mattresses.

12. Vacancy on GHEC

1 member has left GHEC. Rules currently allow only someone who lives in the service area to be included on the committee. GHEC and GBOS may want to review the restrictiveness, also an item under #13.

GBOS moves to continue meeting to 10:10.

Motion by GW/ME

Motion carries by assent

13. Update of GBOS Rules and Procedures

- Review of current committees of GBOS
- Add GHEC
- Update on Cemetery Bond and future status of GVSA Cemetery power

14. Housing Goals

GBOS should create defined housing goals

Brett Wilbanks notes that GHEC has passed a resolution that identifies workforce housing as their primary goal.

REPORTS:

15. Reports (see packet)

APL Gerrish Library Report

Girdwood Service Area Report

Imagine!Girdwood

Action Item Updates as assigned:

Request for GBOS/LUC Joint meeting (0 held of 2 required in 2024):

Request for GBOS/GFR Joint meeting (0 held of 2 required in 2024):

Request for Executive Session:

Other:

Adjourn 10PM