

# 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*

## **July 21 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. Jennifer Wingard, 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: Attending are Mike Edgington (ME); Briana Sullivan (BS); Brian Burnett (BB); Kellie Okonek (KO); Jennifer Wingard (JW)

Disclosures: During discussion on item #7, KO reminds GBOS of her previous disclosure, which was found not to rise to level of abstaining from discussion and votes.

Announcements:

- Dimensional Variance Case No 2025-0092 scheduled for public hearing at Zoning Board of Examiners and Appeals on 8.14.25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18260>.
- Title 21 AO (Case 2025-0034) scheduled for public hearing before Planning and Zoning Commission on 8.11.25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18246>
- Case No. 2025-0093 (Administrative Site Plan Review for Food & Beverage Kiosk) which is scheduled as a Non-Public Hearing with a Planning Director's decision date of 08/15/25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18261>.

MOA GBOS Quarterly Meeting  
GBOS WS: Budget meeting 2  
GBOS Rules & Goals part 2

MON July 28 4PM \*Anchorage  
MON Aug 11 4PM  
TBD after July 15

### **Agenda Revisions and Approval**

July 21 2025 GBOS meeting agenda approved  
item #13 moved to old business during meeting  
Reconsidered and renumbered #10

BB/BS	Assent
ME/BB 3-2 (BB/JW)	Fail
KO/BB 4-1(BS)	Pass

### **Minutes Approval**

June 16 2025 GBOS meeting minutes approved

BB/BS	Assent
-------	--------

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

**Consent agenda:** None

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

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland  
Both have representatives at the meeting. Special Session begins Aug 2. Both have newsletters that public may register to receive. Both are scheduling constituent meetings.

Assembly members – Z. Johnson: AO passed prohibiting camping in some specific locations to deter homeless camps. Assembly completed land transfer approval for Extension Trail to Girdwood Parks and Rec and for mountain bike trails to Bikewood. Grant Funds transfer to Little Bears for new facility \$200,000. Approval of funds for offsite improvements related to Holtan Hills is to be completed soon. This creates some confusion as the work has already begun.

Anchorage School Board Liaison – Andy Holleman: ASD has joined lawsuit related to federal funding of schools. Governor veto of school funding will impact ASD with larger class sizes. Override of veto unclear.

HLBAC Report – Tim Charnon. No report.

2. Supervisor Reports  
Briana Sullivan: Girdwood Fire Dept Board is working on scheduling a meeting.  
Mike Edgington: Catching up on email and projects.  
Girdwood Clinic is celebrating their 10<sup>th</sup> Anniversary with an event on August 7.
3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community  
None
4. Standing Reports  
Proposed Girdwood Developments: See meeting packet  
Girdwood Airport Parcel H: On agenda  
GVSA non-property tax funds: Discussion at MOA GBOS meeting next week  
GBOS Rules and Procedures revisions: Pending  
STR Registration and regulation: Discussion at MOA GBOS meeting next week
5. Service Provider Reports (5 mins each)  
Fire – Chief Weston: See meeting packet  
Police – Chief Achee:  
Roads/Parks & Rec – Kyle Kelley: See meeting packet.  
Girdwood Parks Master Plan Survey kicks off today. Please participate in the survey to determine future parks and projects. [Girdwood Park Master Plan Community Survey](#)

**PUBLIC COMMENT:** None

**OLD BUSINESS:**

6. Bed Tax allocation to Girdwood to mitigate negative impacts of STR. (Edgington): This item will be a main topic of the MOA GBOS Quarterly meeting on July 28 at 4PM.
7. Airport Parcel H: update included in meeting packet. Request by bidder to expand the lease area has been accepted. This also will be discussed at the MOA GBOS meeting. No request for action at this time.
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 \$925,000 per year (Okonek)  
  
Received memo from Whittier Police Dept that requests \$40,000 increase in contracted price for police services. Increase is based on cost of dispatch services and technical support, as well as increase in staffing. Memo is being sent to MOA legal to review along with parameters of existing contract and contract extension.  
No request for action at this time.
9. Confirm agenda topics for MOA GBOS Quarterly Meeting July 28 at Anchorage City Hall 4PM  
Topic #6 added: Method for GBOS to initiate changes to T21 C9.

10. Alyeska Resort Operations Limited Partnership changes to existing License #3445:  
Larger resort endorsement for Alyeska Resort dba aBar  
New multiple fixed counter endorsement for beverage dispensary for Alyeska Resort dba Greatland Lounge. (Assembly action July 29 2025)

Motion:

GBOS moves to write a letter of non-objection for this change to existing liquor license.

Motion by ME/BS

Roll call vote

5 in favor 0 opposed.

motion carries.

#### **NEW BUSINESS:**

11. GHEC Committee recruitment. GHEC member has resigned. Staff presents recruitment flyer to be posted July 22 with a goal of providing candidates for GBOS to consider at their next regular meeting.
12. Agenda Item LUC 2506-04 LUC recommend 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)  
LUC has already reviewed and recommended GBOS Resolution of Support. Their recommendations will be discussed at GHEC in early August. GBOS discusses the percentage of disbursement of funds and possible changes to that (currently 25% each to GVSA, General Fund, GCLT and HLB). Group also discusses creating a more ambitious goal for the amount of workforce housing created. These specifics are beyond the scope of the support for subdivision of the property, but key to gaining and maintaining support in the community.

ME and JW will work with GCLT on drafting a resolution for GBOS to review next month.

13. 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)  
This topic has returned to GBOS agenda however no new information on how this request will be positioned differently than it was in 2024 when it was pursued and determined that the Site Specific Land Use Study is not required by code. Item will be continued at LUC next month with information shared with GBOS.

#### **REPORTS:**

14. 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 9:20PM**

#### **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