

## 1.15.060 - Conflicts of interest.

- A. *Minor or substantial conflict of interest:* The assembly recognizes that in a representative democracy, the representatives are drawn from society and, therefore, cannot and should not be without personal and financial interests in the decisions and policies of government. Standards of ethical conduct need to distinguish between those minor and inconsequential conflicts that are unavoidable in a free society, and those conflicts of interest that are substantial and material.
- B. *Public interest:* A public servant shall place the public interest above any financial or private interest when taking official action. If a public servant's private relationships or interests prevent the servant from placing the public interest above a financial or private interest, or will diminish the public trust, the public servant shall disclose this fact on the record and shall be excused from participation.
- C. *Definition of official action:* For purposes of this code, official action means participation in a process, including deliberation, in which a decision or recommendation is reached. Official action does not include:
  - 1. Clerical or ministerial action on a matter. For purposes of this chapter, ministerial describes an act or duty that conforms to an instruction of prescribed procedure with limited or no use of judgment by the person performing the act or duty.
  - 2. Action on a matter that does not substantially evaluate or impact the merits of the recommendation or decision.
- D. *General rule—Conflict of interest and official action:* A public servant shall not participate in an official action in which the public servant or a member of the public servant's immediate family has a substantial financial or private interest. Prior to participation in official action, the public servant shall disclose financial or private interests for determination of whether they are substantial.
- E. *Substantial financial or private interest:* Whether the financial or private interest disclosed is substantial shall be determined on a case-by-case basis, with evaluation and balancing of these factors:
  - 1. Whether the financial or private interest is a substantial part of the matter under consideration.
  - 2. Whether the financial or private interest directly and substantially varies with the outcome of the official action.
  - 3. Whether the financial or private interest is immediate and known or conjectural and dependent on factors beyond the official action.
  - 4. Whether the financial or private interest is significant monetarily.
  - 5. Whether the financial or private interest is of a type which is generally possessed by the

public or a large class of persons to which the member belongs.

6. Other factors deemed appropriate by the presiding official under the specifics of the disclosure and the nature of the action.

F. *Procedure for disclosure:*

1. *Employee:* A municipal employee shall disclose to the designated ethics officer the nature of the interest and how the employee's duties could influence the official action. The ethics officer shall determine if the interest is substantial, or refer the matter to the board of ethics.
2. *Board members and elected officials:*
  - a. Prior to comment, deliberation, or decision on a matter coming before the body, the member or official shall disclose the nature of the interest in sufficient detail to permit the other members of the body to determine if the interest is substantial.
  - b. If the presiding officer exercises parliamentary authority by making an initial ruling on a disclosure of financial or private interest, the decision of the presiding officer may be overridden by the majority vote of the body.
  - c. The member of the body making the disclosure shall not rule or vote on whether the financial or private interest is substantial.
  - d. A member or official shall not be sanctioned for acting in compliance with the determination of the body if the financial or private interest is fully and fairly disclosed.
  - e. The jurisdiction of the board to determine a violation under this chapter by an elected official for participation in a matter after disclosure of a financial or private interest is expressly limited to the sufficiency of the disclosure.
3. *Mayor:* The potential for conflict of interest presented by a financial or private interest held by the mayor shall be disclosed prior to action to either the municipal ethics officer, or to the board of ethics for determination and management of the potential for conflict of interest. Advice rendered by the ethics officer is subject to review by the board.
4. *Rule of necessity:* The board may apply the rule of necessity when the assembly is legally required to act and it lacks enough members to take valid official action solely due to assembly members being disqualified by shared or substantially similar conflict of interest from participating in the matter.
5. *Certification of Election:* An assembly member's candidacy in a municipal election does not preclude the assembly member's participation in certification of the municipal election.

Girdwood Chapel  
[www.girdwoodchapel.com](http://www.girdwoodchapel.com)  
(907) 783-0127  
PO Box 1068 / 102 Heavenly Valley Dr.  
Girdwood, AK 99587



June 10, 2022

To our neighbors and community leaders:

A foundational belief of our faith tradition is that all people are of sacred worth. We, therefore, stand on the shoulders of the generations that have come before us for generations in working toward communities in which each person's value is recognized, maintained, and strengthened. We support and advocate for the basic rights of all persons to (among many other things) have access to affordable housing.

Through our food pantry, community garden, and emergency assistance programs, we are privileged to know and be in relationship with hundreds of people in our community. Many of these friends and neighbors struggle financially despite working full-time, and/or often at multiple jobs. The leading cause of financial insecurity in our community is the high cost of housing. People utilize our food pantry because they cannot afford both rent and groceries.

Our community desperately needs more affordably priced long-term rentals (federally defined as 30% or less of a person's pay); reasonably priced lots and homes for sale that can be purchased by full-time Girdwood residents for owner-occupancy; and increased capacity in our community's services (childcare, higher school enrollment, groceries, public safety, road maintenance and snow removal, etc.) that goes along with a growing population.

It seems clear from trends in our community and in communities like ours around the country that the rules for development that have worked in the past do not result in the kind of development that is most needed in our community. New land in our valley becoming available for development from the Heritage Land Bank (HLB) presents an opportunity to prioritize housing development that is affordable for residents and workers in Girdwood.

Achieving those priorities only seems possible if the "disposal" of the land by HLB is structured to prioritize affordable development. It is the greatest good for our community desperately in need of affordable housing. We urge you to oppose any development agreements that do not prioritize affordable housing.

Sincerely,

The Girdwood Chapel Leadership Team  
(Loretta Ortiz-Daniel, Terry Sherwood, Sam Daniel, Lynné Doran, Leo McGlothlin, Betsy Connell, Clark Clingenpeel, Rev. Nico Reijns)

*Love God, Love Others, Change the World*

To whom it may concern,

Powder Hound Ski and Bike has been in business for 10 years now. The past few years have been increasingly difficult to find employees. There is no shortage of folks that want to live and work in a ski town, however the housing is the battle every time. We have had multiple great employees leave due to rising costs of rent or being kicked out so that the house they were in could turn into a nightly rental. We are currently on the search for positions that simply cannot be filled due to the unlikelihood of ever finding a place to live.

Last winter we decided to take the matter into our own hands and rent a \$3000/month house just to get employees to Girdwood to work. This was not only a larger risk on our part, but it was a lot of extra monthly energy expended that could've been put into our business. I know we are not the only business to have done that and really it is not something we can do every year going forward.

If there is not a solution to this issue created within the new development of Holtan Hills, this town will ultimately suffer. There will be long wait times wherever residents or visitors attempt to give business and the cost of every item will increase dramatically so that the few employees left can afford to live.

Like many other ski towns, Girdwood needs an area of somewhat 'affordable' housing that is designated to the work force, and that restricts weekenders from filling it. It is not a new concept and needs to be implemented ASAP for the well-being of our community. Without this we will lose restaurants and shops and the area will become less attractive to residents and visitors by doing so.

Please consider building this into your plan for the new development. We *need* to create a solution and this is the time to do so.

Regards,

Eric Helmbrecht  
Powder Hound  
907-382-9987



To whom it may concern,

I'm writing this letter to bring attention to the housing crisis in Girdwood. As the owner of a cleaning service, I'm very aware of the nightly rentals we have in town. For me this is a double edged sword. As my business thrives on business from nightly rentals, it lacks employees to clean all these nightly rentals due to the nightly rentals occupying the majority of potential long term rentals for employees.

Among my employees I find them expressing how they live paycheck to paycheck because there is NO affordable housing. The rentals that are available, which are few and far between, are so overpriced that making ends meet can be very challenging even if they are working 2 jobs.

I have found myself having to hire and pay employees to drive from Anchorage to help with the demand of business here in Girdwood. Currently half of my staff is from Anchorage.

Holton Hills development has been presented to Girdwood and I believe the development has the potential to either help with the lack of workforce housing or to exacerbate the problem. To save our community that I love, I hope the development will provide for workforce housing for the community. If chosen to take these public lands and sell it to the highest bidder, it will ruin the community of Girdwood.

Holton hills is a "Hail Mary" for saving this community. Make the right decision. Don't let Girdwood become another Vail.

Thank you,  
Kristina



# DEFEND OUR CONSTITUTION

## A CONSTITUTIONAL CONVENTION IS *UNNECESSARY, EXPENSIVE, AND DANGEROUS.*

The risks outweigh the rewards. Alaskans should vote “no” on the constitutional convention question this November.

### FREQUENTLY ASKED QUESTIONS

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#### WHY IS A CONSTITUTIONAL CONVENTION AN ISSUE THIS YEAR?

The Lt. Governor is required to put before voters the ballot question: “Shall there be a constitutional convention?” if a convention hasn’t been called within the last 10 years. This question will appear on the November 8, 2022, ballot.

#### HAS ALASKA EVER APPROVED A CONSTITUTIONAL CONVENTION BEFORE?

Alaska’s Constitution was ratified in 1956. Since that time, the question to open the Constitution has appeared on the ballot six times and ultimately been defeated each time. The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question “Shall there be a constitutional convention?” was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

#### WHY WAS THE COALITION *DEFEND OUR CONSTITUTION* FORMED?

Defend Our Constitution is a group of Alaskans with a broad spectrum of political views. They formed this coalition to oppose the constitutional convention ballot question. In short, the Alaska Constitution isn’t broken and remains a stabilizing guide through these politically turbulent times.

#### WHO ARE THE MEMBERS OF *DEFEND OUR CONSTITUTION*?

There are hundreds of members from across the state who have joined, and the list continues to grow. They include your neighbors, businesses, Alaska Native organizations, and leaders from across the political spectrum.

The eight campaign co-chairs include:

- ★ Cathy Giessel – Anchorage
- ★ John Coghill – Fairbanks
- ★ Bruce Botelho – Juneau
- ★ Representative Bryce Edgmon - Dillingham
- ★ Gail Schubert – Bering Straits Native Corp.
- ★ Joelle Hall – Anchorage
- ★ Bill Corbus – Juneau
- ★ Luke Hopkins – Fairbanks



## WHAT'S AT STAKE?

A convention is **unnecessary, expensive, and dangerous** for Alaskans, businesses, and future generations. It opens the entire Constitution for revision on issues ranging from abortion to guns, climate change, environmental regulations, gay marriage, and the PFD. The unintended consequences on hot-button issues are endless.

A convention will unnecessarily create years of economic and political uncertainty at a time when we need stability.

### **UNNECESSARY**

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

### **EXPENSIVE**

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

As the state tries to recover from COVID-19, the lack of stability will make hiring, recruitment, and retention of Alaskans far more difficult, and contribute to out-migration to more economically stable places.

## **DANGEROUS**

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

Public schools, hunting and fishing, the right to privacy, public services, the court system, and responsible limits on political campaign fundraising would all be at risk in political popularity contests. The unintended consequences on hot-button issues are endless.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.

## **COULD HOLDING A CONSTITUTIONAL CONVENTION THREATEN OUR PFDs?**

Yes. Currently, our Constitution protects the Permanent Fund, the ultimate source of our PFDs. Reopening the Constitution at this fragile and divisive political moment allows extremists to raid the Fund, putting our dividends at risk—an outcome we cannot afford.

Moreover, opening the Constitution solely to address concerns about the PFD opens a Pandora's box of potential problems - and there's no guarantee that changes made will ultimately be approved.



**LEARN MORE AT**  
**DEFENDAKONSTITUTION.COM**



# DEFEND OUR CONSTITUTION

## ALASKA CONSTITUTION DAY FAST FACTS & FAQs

April 24 marks **Alaska Constitution Day** and is the anniversary of the 1956 date on which voters approved the drafted document. Alaska wouldn't be fully admitted into the Union for three more years, but the delegates to the original Constitutional Convention had aspirations of statehood when they came together to lay the foundation for the 49th state.

2022 is the first year **Alaska Constitution Day** will be formally recognized, and in November of this year, the Constitution will be in the public eye once again. That's because every 10 years, voters are asked if we should open up our entire Constitution again and hold another convention. That makes this year a great time to learn more about Alaska's founding document.

THE CONVENTION



The original Constitutional Convention convened on November 8, 1955, and adjourned on February 6, 1956. Alaska voters ratified the document on April 24, 1956, which is why April 24 is recognized as Alaska Constitution Day.



The Constitutional Convention was held on the Fairbanks campus of the University of Alaska. Delegates wanted to provide a solid foundation for state government and hoped a high-quality document would increase the chances that the Territory of Alaska would be admitted as a state.



55 delegates were elected to serve at the Constitutional Convention. Of those delegates, only one, Vic Fischer, is still alive today.

THE CONSTITUTION

1959



Alaska's Constitution went into effect when Alaska became a state on January 3, 1959.

### Model Constitution

Our Alaska Constitution was drafted by policymakers, political scientists, and Alaska residents dedicated to developing an equitable, fair, and sustainable document.

12,000 words



The ratified version of Alaska's Constitution was incredibly concise – a mere 12,000 words. Louisiana's Constitution was drafted in 1921, and it contained over 200,000 words.



### Considered one of the finest constitutions in the U.S.

- Nonpartisan selection of judges and a system of retention elections for all appointed judges
- A strong executive branch
- An equally strong and truly representative bi-cameral legislature

28 amendments

Alaska's Constitution has been amended 28 times since ratification.



April 24

Legislation designating April 24 as Alaska Constitution Day became law in 2021.

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LEARN MORE AT  
DEFENDAKCONSTITUTION.COM

A constitutional convention is unnecessary, expensive, and dangerous. We don't need it.



# HAVE WE HAD A CONSTITUTIONAL CONVENTION BEFORE?

Since our constitution was ratified in 1956, the question of whether or not to open the constitution has appeared on the ballot six times and ultimately been defeated each time.

The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question "Shall there be a constitutional convention?" was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

THIS NOVEMBER, ALASKANS WILL BE ASKED TO **VOTE ON THE QUESTION:**  
**SHALL THERE BE A CONSTITUTIONAL CONVENTION?**

Alaska's Constitution has stood the test of time, balancing the flexibility to adapt to future needs with stability and protection of fundamental rights. **NO, we don't need a constitutional convention.**

- Calling a constitutional convention opens the entire document to revision – with **few safeguards**.
- Holding a convention is **unnecessary, expensive, and dangerous** – the risks outweigh the rewards.
- Alaskans should **vote "no" on the constitutional convention** question this November.



## WHAT'S AT STAKE?

**It opens the entire Constitution for revision on a variety of issues.** This can create years of economic and political uncertainty at a time when we need stability.

### UNNECESSARY

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

### EXPENSIVE

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

### DANGEROUS

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.



# 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  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## Resolution 2022-13

### **RESOLUTION OF SUPPORT For the Constitution of the State of Alaska**

Whereas; Article XIII Section 3 of the Alaska Constitution provides that If during any ten-year period a constitutional convention has not been held, the lieutenant governor shall place on the ballot for the next general election the question: "Shall there be a Constitutional Convention?", and

Whereas; Alaska's original Constitutional Convention delegates drafted one of the strongest state Constitutions in the nation and it has served our state well for the last 60 years, and

Whereas; Alaskan voters have rejected the proposal of a Constitutional Convention every time in our history, and

Whereas; Article XIII, Section 4 of the Alaska Constitution gives plenary power to a constitutional convention to amend or revise the constitution, which could result in a wholesale rewriting of the document with unpredictable and unintended consequences, and

Whereas; Article 13, Section 1 of the Alaska Constitution provides that any changes wanted by the public can be accomplished through an existing targeted and transparent amendment process, including ratification by a public vote, and

Whereas; the constitutionally provided process for amendments to our Constitution has been used 40 times, 28 times successfully, and

Whereas; a convention would bring an unprecedented amount of outside special interests and "dark money" to influence the required election of Convention delegates, creating an opportunity to influence the drafting of the new constitution to promote outside interests' own agendas, and

Whereas; the establishment of a convention would create years of economic, legal and regulatory uncertainty, preventing investment in Alaska, and

Whereas; a convention could seek to impede intergovernmental relations between the state, local governments and Tribes, thus thwarting the Alaska Constitution's call for "maximum local self-government" and compacts made between the state and Tribes, and

Whereas; the financial impact to the State coffers of a convention is estimated to include 60 days of support prior to the commencement, 75 days of actual convention, followed by a 30-day wind-down period, a budget of nearly \$17 million is envisioned which would constitute a first-claim on the State Treasury, as stated on Article XIII, Section 3, and

Whereas, Girdwood is a small, unique community, which may not be as recognized in any substantially restructured municipal organization, leading to uncertainty and potentially less control in local governance; and

Whereas, any changes to taxation of property by local and state government would disrupt, and potentially prevent local funding and control of Girdwood services; and

Whereas, Girdwood's natural resources and environment for recreation, tourism and preservation are best secured by existing shared ownership by the citizens through local governmental control; and

Whereas, writing this resolution was recommended by the Girdwood Land Use Committee by a vote of 28 in favor, 0 opposed and 12 abstaining at their Regular Meeting on June 13, 2022; and

Therefore be it resolved that we oppose the establishment of a new Constitutional Convention as unnecessary, expensive and dangerous, with the risks outweighing the rewards, and

Further be it resolved that we encourage voters to oppose the question on the November 8, 2022 ballot.

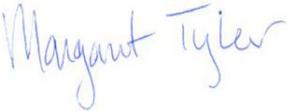
PASSED AND APPROVED by a vote of 4 to 0 this 20th day of June 2022.



Mike Edgington  
GBOS Co-Chair



Briana Sullivan  
GBOS Co-Chair



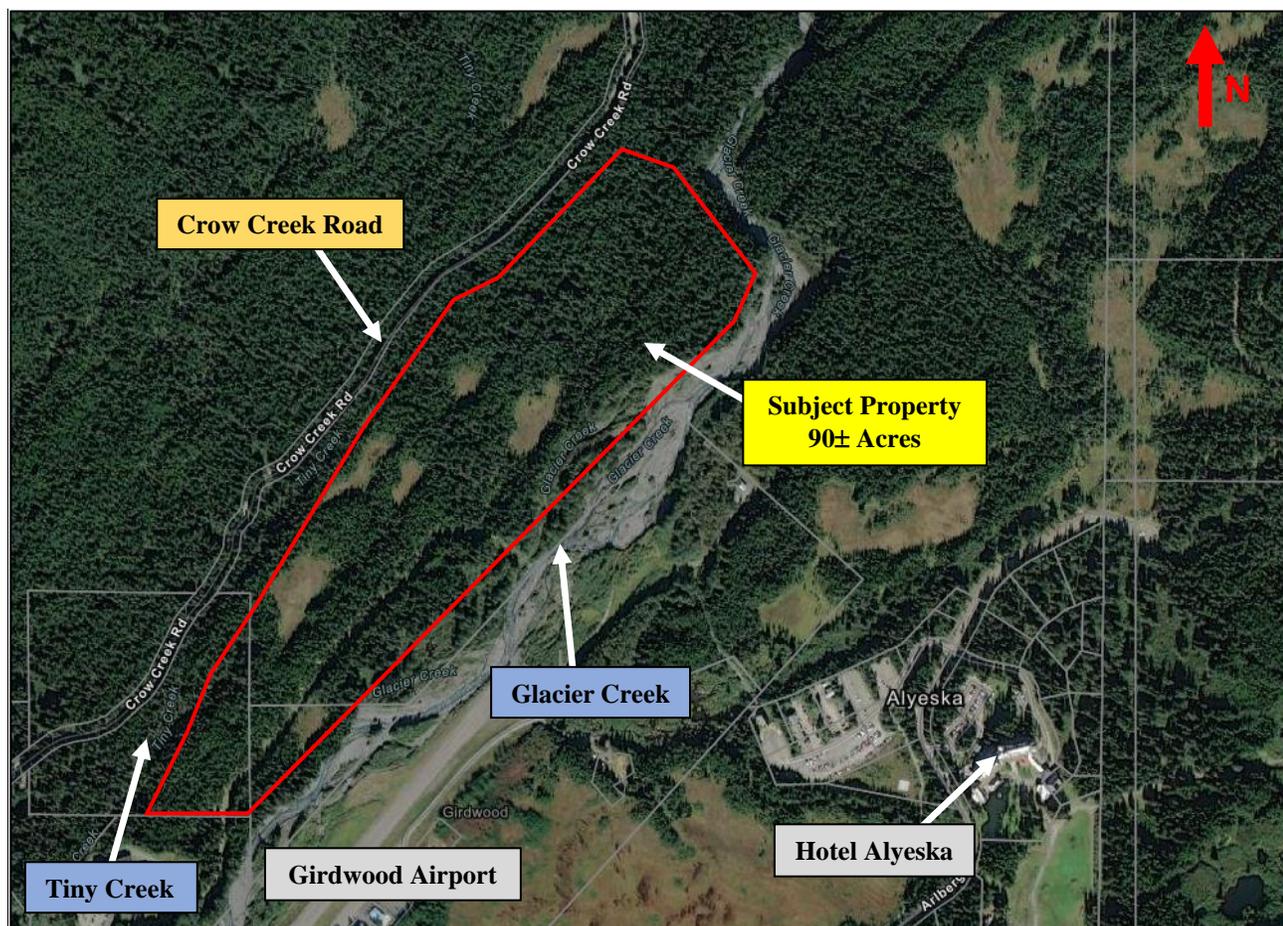
Attest

# MACSWAIN ASSOCIATES LLC

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

## RESTRICTED APPRAISAL REPORT

Market Value Estimate - 90± Acres of Land in Holtan Hills, Girdwood, AK  
Portions of Tract I, Plat 87-131, Tract B, Plat 85-38, & Tract 9A, Plat 73-220



Date of Value: December 18, 2021

File No. 21-3636

### Submitted To:

Shelley Rowton, HLB Land Management Officer  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, AK 99507

**MacSwain Associates LLC**

4401 Business Park Blvd., Suite 22  
Anchorage, Alaska 99503  
Phone: 907-561-1965  
Fax: 907-561-1955  
s.macswain@macswain.com

January 7, 2022

Shelley Rowton, HLB Land Management Officer  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, AK 99507

Re: 90± Acres of Land in Holtan Hills  
Portions of Tract I, Plat 87-131, Tract B, Plat 85-38, & Tract 9A, Plat 73-220  
Girdwood, AK

Dear Ms. Rowton:

We have prepared a *Restricted Appraisal Report* of the above-referenced property located in Girdwood, Alaska. The appraised property contains approximately 90± acres residential-zoned land, owned by the Municipality of Anchorage / Heritage Land Bank (MOA/HLB). Located between Crow Creek Road and Glacier Creek, the appraised 90± acre property is not a legally-separated tract; thus, we invoke a **hypothetical condition** that the appraised property is legally separated and developable according to its highest and best use. We appraise the market value of the *fee simple estate*. This report is prepared in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP).

Based on the result of our investigation and analysis, the market value of the appraised property, as of December 18, 2021, is estimated as follows.

<b>Market Value of Subject Property</b>	<b>\$2,100,000</b>
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Your attention is directed to the Assumptions and Limiting Conditions of this report. We also direct your attention to the **hypothetical condition** of the appraisal. Finally, we direct your attention to the Statement regarding COVID-19, which succeeds the Assumptions and Limiting conditions in the addendum. If you have any questions, please contact our office.

Sincerely,



Steve MacSwain, MAI  
State of Alaska Certificate No. 42



Alex Kleinke  
State of Alaska Certificate No. 148873

**Appraiser Certification**

The undersigned certifies that to the best of their knowledge and belief:

- ➔ The statements of fact contained in this report are true and correct.
- ➔ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ➔ We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ➔ We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ➔ We have not performed any services as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.
- ➔ Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ➔ Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ➔ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ➔ The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- ➔ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ➔ Alex Kleinke of MacSwain Associates, LLC inspected the subject property on December 18, 2021. Steve MacSwain, MAI is familiar with the property from other appraisal assignments in Girdwood.
- ➔ No one provided significant real property appraisal assistance or analytical support to the persons signing this certification.
- ➔ As of the date of this report, Alex Kleinke and Steve MacSwain, MAI are certified General Real Estate Appraisers in the State of Alaska and have completed the education requirements through June 2023.
- ➔ As of the date of this report, Steve MacSwain, MAI has completed the Standards and Ethics Education Requirements for Designated Members of the Appraisal Institute.

**MacSwain Associates LLC**

- ➔ As of the date of this report, Alex Kleinke has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
- ➔ As of the date of this report, Steve MacSwain, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- ➔ As of the date of this report, Alex Kleinke has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.



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Steve MacSwain, MAI  
State of Alaska Certificate No. 42



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Alex Kleinke  
State of Alaska Certificate No. 148873

1/7/22

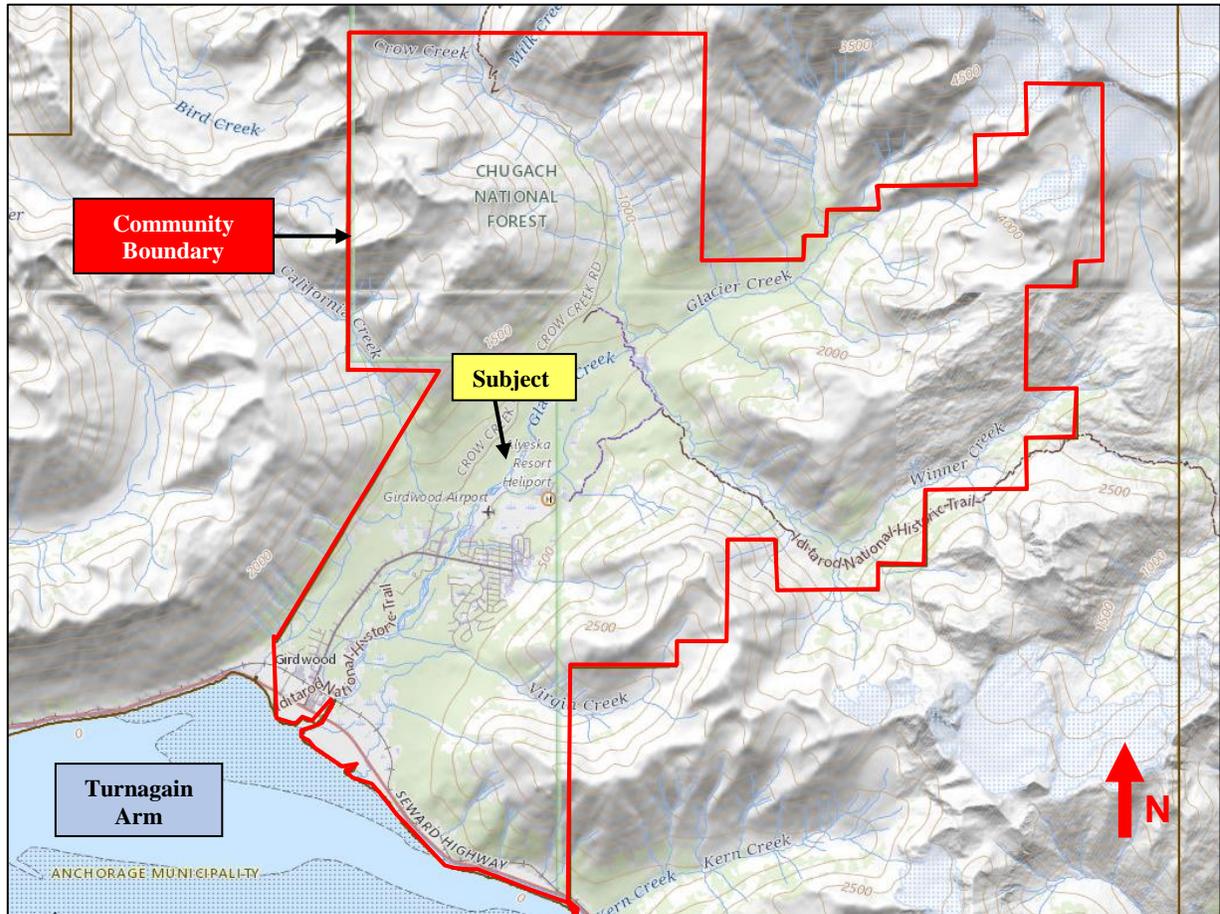
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Date

## **Appraisal Overview**

This is a *Restricted Appraisal Report* prepared to comply with USPAP. The data, reasoning, and analyses that are used to develop an opinion of value are retained on file. The information contained in this report addresses the specific needs of the client and the appraisers are not responsible for the unauthorized use of this report.

### **Girdwood Community Council Map**



**Client:** MOA/HLB

**Appraisers:** Steve MacSwain, MAI (State of Alaska Certificate No. 42) and Alex Kleinke (State of Alaska Certificate No. 148873)

**Intended Use:** Assist with potential property development or disposition

**Intended User:** Client

**Value Type:** The type of value estimated is *market value*. Market value is defined as follows.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. *buyer and seller are typically motivated;*
- b. *both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. *a reasonable time is allowed for exposure in the open market;*
- d. *payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and*
- e. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*<sup>1</sup>

**Property Inspection Date:** December 18, 2021

**Effective Appraisal Date:** December 18, 2021

**Report Date:** January 7, 2022

**Property Type/Current Use:** Vacant land used for recreation

**Property Rights Appraised:** Fee simple estate

**Legal Description:** Portions of Tract I, Alyeska Subdivision Prince Addition, Plat 87-131; Tract B, Girdwood Elementary School Subdivision, Plat 85-38; and Tract 9A, Section 9, T10N, R2E, Plat 73-330.

**Ownership:** Municipality of Anchorage / Heritage Land Bank (MOA/HLB)

**Three-Year Sale History:** No sales in past three years

**Appraisal Methodology:** We utilize the sales comparison approach to estimate the market value of the appraised land. We also performed abbreviated DCF analyses as a test of reasonableness, which we retain on file. The cost approach does not reflect market behavior for similar land. Our comparative market analysis uses qualitative techniques to measure differences between the comparable sales and the subject. Known as a relative comparison

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<sup>1</sup> *Appraisal of Real Estate*, Fifteenth Edition (2020), by the Appraisal Institute, p. 49.

analysis, we rate various features of the comparable sales that affect market behavior. This report is a brief recapitulation of the appraisers' data, analyses, and conclusions with supporting documentation retained on file.

**Appraisal Scope:** The scope of the appraisal is summarized as follows.

- Inspected the appraised property on December 18, 2021;
- Discussed the property with Shelley Rowton, HLB Land Management Officer with the Municipality of Anchorage;
- Reviewed mapping provided by Municipality of Anchorage outlining appraised premises;
- Reviewed Plat Maps 87-131, 85-38, and 73-220;
- Reviewed MOA zoning map;
- Reviewed Crow Creek Neighborhood Land Use Plan prepared for Heritage Land Bank by Agnew::Beck Consulting, LLC dated April 2006;
- Reviewed Crow Creek Neighborhood Phase 1: Lower Matrix Feasibility Study Final Report, prepared for Heritage Land Bank by The Boutet Company, LLC dated March 2007;
- Reviewed Land Use Planning Title 21, Chapter 21.09 regarding land use in Girdwood;
- Observed neighborhood land use patterns;
- Gathered data from the Municipality of Anchorage Assessing Department and State of Alaska Recorder's office regarding ownership, assessments, and general property information;
- Interviewed local and Anchorage-wide market participants regarding current market conditions, trends, and expectations;
- Performed a land use analysis that concludes with an opinion of highest and best use;
- Collected and analyzed land sales;
- Developed the sales comparison approach to arrive at market value indications;
- Developed abbreviated subdivision lot sell-out analyses based on available information, performed as a test of reasonableness and retained on file; and
- Reconciled the value indications into a final estimate of market value.

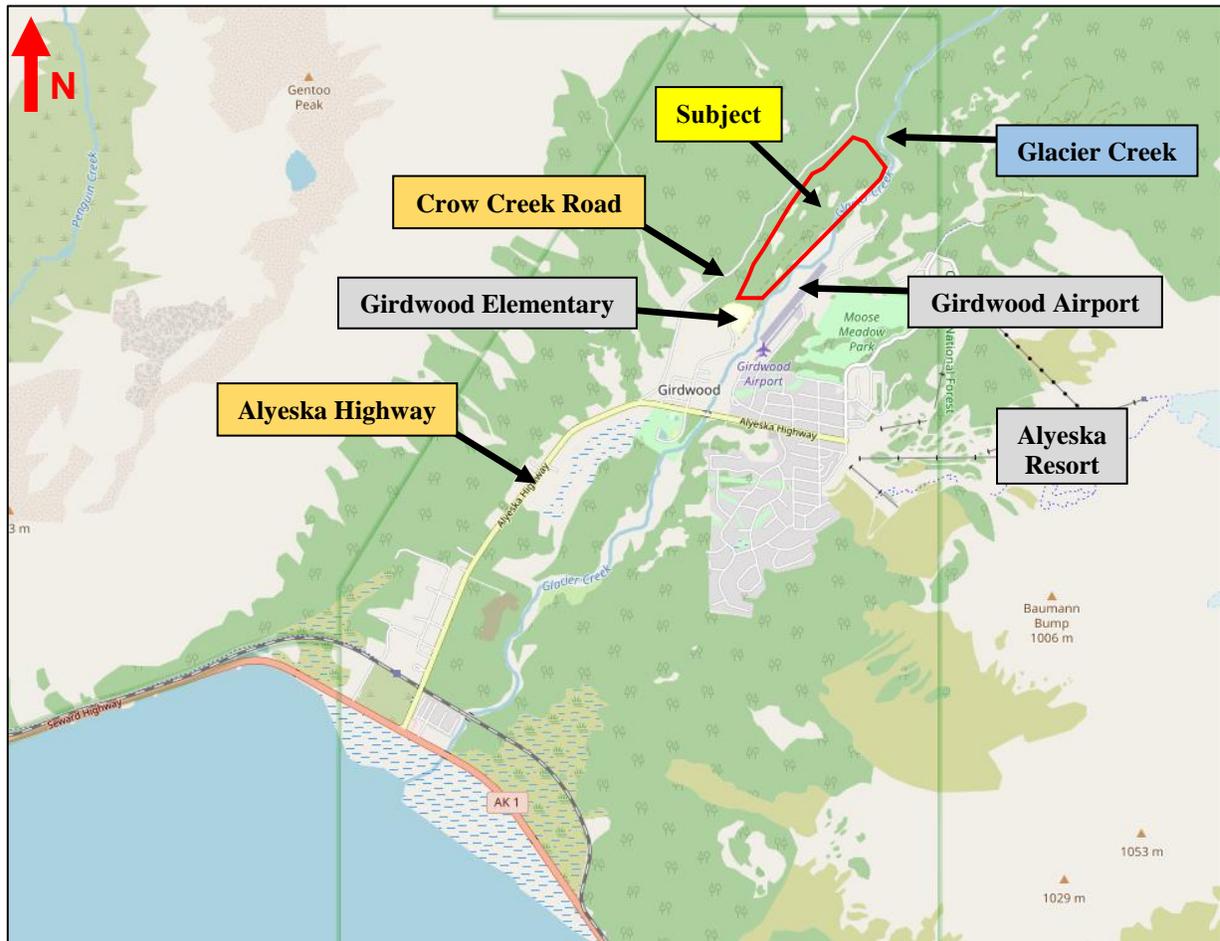
**Exposure Time:** A period of 12 months prior to our effective date of value is a reasonable exposure time.

## **Property Description**

**Neighborhood Description:** The appraised property is located on southeast side of Crow Creek Road, west of the Girdwood Airport and Glacier Creek. The south end of the property is 0.8± road miles north of Alyeska Highway. The subject land extends an additional 0.8± mile in a northeast direction along Crow Creek Road. Zoning districts consist of both GR-3, Single-

Family/Two-Family Residential and GR-5, Multiple-Family Residential designations, as well as Girdwood Open Space District zoning interspersed where land has less development potential. Neighborhood development includes Girdwood Elementary, sparse residential development, and Girdwood Airport. Lands in the neighborhood are primarily undeveloped. Glacier Creek constricts the neighborhood's developable area, but provides appeal as it enhances the character of the neighborhood. Access is provided by Crow Creek Road, which deteriorates into a gravel road south of the subject. The historic Crow Creek Mine is located north of the subject. Established in 1896, this gold mine continues to operate, and is now open to the public for tourism activities and wedding venue. The neighborhood benefits from both recreational and residential potential due to physical character and zoning. We consider the neighborhood's outlook to be positive with long-term residential viability.

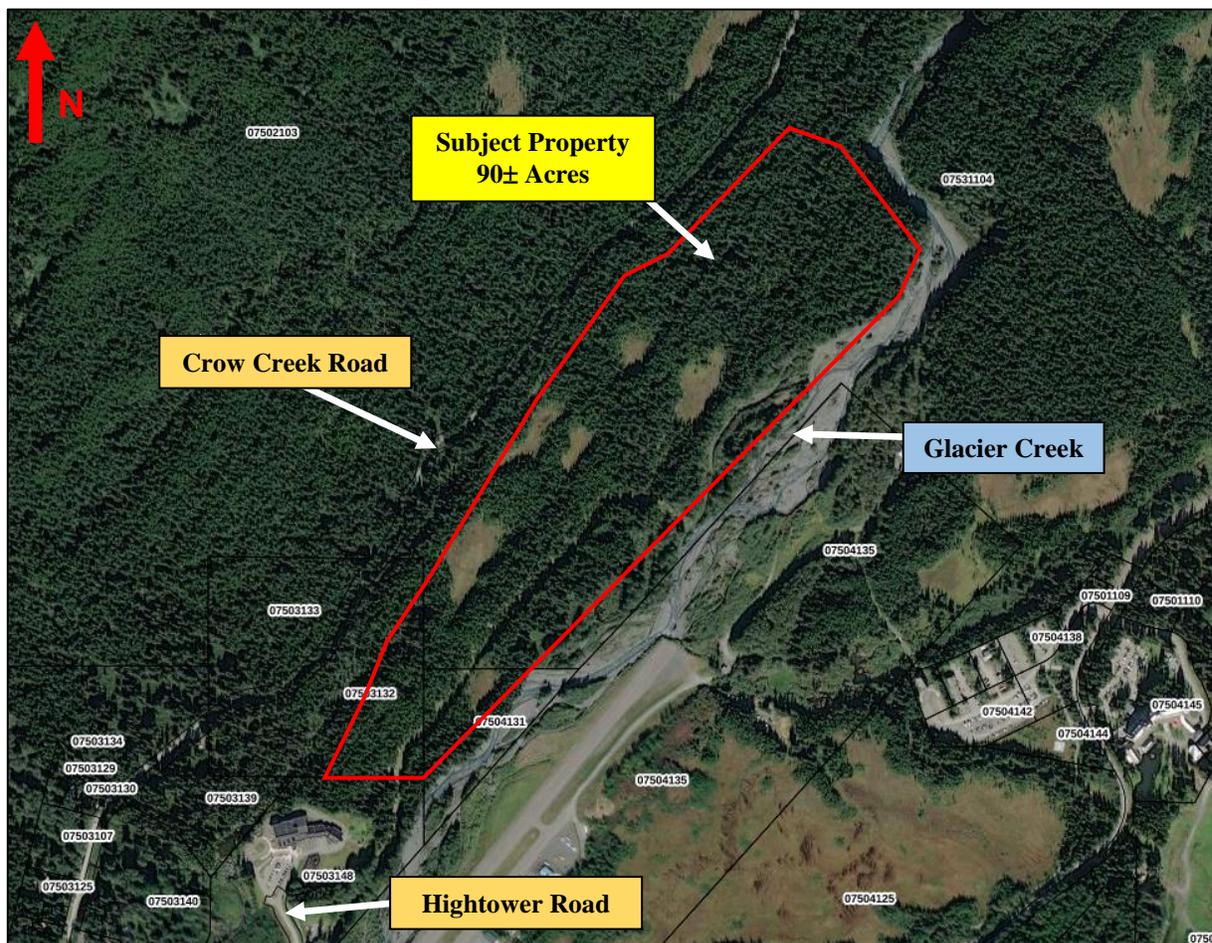
**Neighborhood Aerial Map**



**Parcel Description:** This parcel description is based on the December 18, 2021 property inspection, publicly available mapping and published land use plans, and information provided by the client. The appraised parcel contains 90± acres, based on documentation provided by the client. It is not a legally-separated property. The hypothetical subject parcel presently overlaps over three parcels. These are identified by the MOA as Parcels 6-011, 6-016, and 6-071. When combined, these properties create an irregular-shaped 90-acre parcel sandwiched between Crow Creek Road and Glacier Creek. The subject contains several level benches with gravel-based

soils, which appear suitable for development. These buildable areas are bounded by pockets of marshy wetlands and lands with steep topographical profiles. Overall, the appraised 90± acres is suitable for a planned unit development that takes advantage of the buildable areas and utilizes the non-buildable areas for privacy buffers and recreational amenities. The split-zoning allows for a variety of densities. The majority of the buildable area is zoned gR-3, Single-Family/Two-Family Residential, while the balance is zoned gR-5, Multiple-Family Residential. The non-buildable areas are zoned GOS, Girdwood Open Space. An approved Master Plan with zoning designations that maximize yield will enhance financial feasibility for subdivision. Conditional use permits will require Municipal approval. Public water, electricity, and telephone are available to the property. Public sewer terminates at Girdwood Elementary. Subdivision development would require sewer and natural gas infrastructure, and further extension of water, electricity, and telephone. Road infrastructure is limited to a narrow road to the south boundary off Hightower Road; which, based on information obtained from the client, will permit access to the appraised land. There does not appear to be constructed access from Crow Creek Road, and the steep slope between the road and subject land will increase development costs. We assume the property is environmentally clean, as a search of the State of Alaska Contaminated Sites Database yielded no results. Moreover, a soils survey was not provided, and snow cover precluded observation as to the extent of overburden. However, our observations indicated the land is heavily treed with coniferous trees.

**State of Alaska GIS Aerial Map**



**Parcel Description (continued):** Vegetation and wetland maps obtained from the Crow Creek Neighborhood Land Use Plan identify land cover as primarily open needleleaf forest with pockets of wet graminoid-forb meadows and emergent wetlands. Despite the proximity of Glacier Creek and Tiny Creek, FEMA mapping does not indicate significant flood plain inundation. Overall, the subject parcel has residential appeal due to its location and physical character; however, development challenges are present that increase costs and project risk.

**Site Improvements:** Limited to recreational trails and utility infrastructure

**Highest and Best Use:** Residential subdivision

**Property Photographs**

Date: December 18, 2021

Taken By: Alex Kleinke



Northeast view of parcel taken near south boundary



West view of utility infrastructure near southwest corner

**Property Photographs**

Date: December 18, 2021

Taken By: Alex Kleinke



East view of meadow on southeast portion of property



Northeast view of property taken near center of parcel

**Property Photographs**

Date: December 18, 2021

Taken By: Alex Kleinke



Southwest view of property taken from south half of property



Northeast view of Crow Creek Road, just south of subject's south boundary

**Property Valuation – 90± Acres****Sales Comparison Approach**

**Overview:** The sales comparison approach is a systematic procedure of estimating the subject's market value by comparing it directly to property sales afforded similar physical and economic character. The approach is founded on the principle of substitution, theorizing value is a function of a knowledgeable investor's (buyer) intent to pay no more for a specific property than the cost of acquiring an alternative property offering similar utility (economic satisfaction). The sales comparison approach is the best approach for valuing commercial land.

**Comparable Land Sales:** A summary of property sales used in comparative analysis follows. These sales include four properties in South Anchorage and one property in Northeast Anchorage. The transactions are analyzed on a price per acre basis. Additional details of these transactions are retained on file.

**Comparable Land Transactions**

<b>No.</b>	<b>Location</b>	<b>Zoning</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Size (Acres)</b>	<b>\$/Acre</b>
1	West terminus of Snow Flake Drive, just south of Rabbit Creek Road, South Anchorage	R-6 / R-9	5/20	\$350,000	20.00	\$17,500
2	East and west sides of Kings Way Drive, just south of Paine Road, South Anchorage	R-10	5/20	\$575,000	89.34	\$6,430
3	South side of E. 172 <sup>nd</sup> Avenue, west side of Goldenview Drive, South Anchorage	PLI	3/20	\$1,800,000	104.76	\$17,821
4	East and west sides of Cobblestone Hill Road, east of Prominence Pointe Drive terminus, South Anchorage	R-7	12/16	\$900,000	99.70	\$9,027
5	Southeast corner of Boundary Avenue and Newell Street at the current terminus of Whisperwood Park Drive, Northeast Anchorage	R-3 / R-4	6/13	\$1,834,650	16.20	\$113,250
	<b>Between Crow Creek Road and Glacier Creek, north of Alyeska Highway, Girdwood (Subject)</b>	<b>gR-3 / gR-5 / gOS</b>	<b>-- --</b>	<b>-- --</b>	<b>90.00</b>	<b>-- --</b>

**Comparable Sales Analysis:** These comparables indicate a wide range of value from \$6,430 to \$113,250 per acre. Adjustments were considered for location, access, frontage, size differential, and development costs. Factors affecting development costs include location and access as well as the extent of utility extension required, and topography, which influences the degree of site work required. The appraised parcel requires utility extension, road infrastructure, and extensive site work. Moreover, financially feasible subdivision will require an approved master plan and depend on successfully obtaining conditional use permits to enhance yield. Despite these risk

**MacSwain Associates LLC**

factors, the subject's appeal is enhanced due to increased residential demand in Girdwood caused by a housing shortage. After adjustments, the sales indicate a wide unit value, greater than \$9,027 per acre, but less than \$113,250 per acre. After carefully considering the subject's positive and negative characteristics, we correlate with a value ranging from \$20,000 to \$25,000 per acre, which is developed below.

---

90 Acres × \$20,000/ Acre=	\$1,800,000
90 Acres × \$25,000/ Acre=	\$2,250,000

---

This value range reflects the subject 90± acres in its current state, and not premised on a specific development plan. At this stage, Holtan Hills' plan has not been finalized. Relying on a DCF subdivision analysis without a final subdivision plan for the subject 90 acres could be misleading. Therefore, we consider the sales comparison approach to be the most credible method of estimating market value. As a test of reasonableness, we prepared abbreviated subdivision analyses utilizing a variety of projections, which we retain on file. Based on the preceding analysis, the market value of the appraised property, as of December 18, 2021, is reconciled as follows.

<b>Market Value of Subject Property</b>	<b>\$2,100,000</b>
---	--------------------

## **Assumptions and Limiting Conditions**

This appraisal is subject to the following general assumptions and limiting conditions.

- ➔ No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed marketable unless otherwise stated.
- ➔ The property is appraised free and clear of all liens or encumbrances unless otherwise stated.
- ➔ The information furnished by others is believed to be reliable, but we do not guarantee its accuracy.
- ➔ All maps, land use plans, and other illustrative material are believed to be accurate, but are included only to help the reader visualize the property.
- ➔ It is assumed there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- ➔ It is assumed the appraised property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- ➔ It is assumed the appraised property conforms to all applicable zoning, land use regulations, and platting restrictions unless the nonconformity is identified, described, and considered in the appraisal report.
- ➔ It is assumed that the use of the land and improvements is within the property boundaries and that there is no encroachment or trespass unless noted in the report.
- ➔ The appraisers are not required to give consultation, testimony, or to attend court proceeding pertaining to the appraised property without prior arrangements.
- ➔ Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraisers.
- ➔ The appraisers are not aware of any hazardous materials or other type of environmental contamination on the appraised property. Furthermore, we do not have any knowledge that such substances exist. However, the presence of these substances may affect the property value. Therefore, we urge the client to retain an environmental report for discovery and risk assessment.

## **Hypothetical Condition**

- ➔ The property contains 90± acres per mapping and documents provided by the client. It is currently not a legally-separated parcel. We invoke a *hypothetical condition* that the appraised 90± acres is legally separated and developable to its highest and best use.

**Statement on COVID-19**

- ➔ This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the subject neighborhood were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

# MacSwain Associates LLC

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

**Appraiser:** Alex Kleinke  
State of Alaska, Certified General Real Estate Appraiser – License #148873

**Education:** Bachelor of Business Administration, Finance, University of Alaska Anchorage (2009)  
Master of Business Administration (MBA), University of Alaska Anchorage (2012)

**Professional Experience:** 2009 to Present – MacSwain Associates LLC

Real estate appraiser of all property types throughout Alaska including commercial, industrial, land, rights-of-way, and special-purpose properties. Appraisals performed for financing, right-of-way acquisitions, conservation easements, leasing, insurance, taxation, estate planning, investment analysis, and buy-sell decisions.

**Appraisal Education:** The following is a list of recently completed appraisal courses and seminars.

2021 – *Cool Tools: New Technology for Real Estate Appraisers* by the Appraisal Institute, Online

2021 – *Analyzing Operating Expenses* by the Appraisal Institute, Online

2021 – *Business Practices and Ethics* by the Appraisal Institute, Online

2020 – *7-Hour National USPAP 2020-2021 Update Course* by the Appraisal Institute, Anchorage, AK

2017 – *Business Practices and Ethics* by the Appraisal Institute, Online

2017 – *7-Hour Equivalent USPAP Update Course* by the Appraisal Institute, Online

2016 – *Advanced Market Analysis and Highest and Best Use* by the Appraisal Institute, Chicago, IL

2016 – *General Sales Comparison Approach* by the Appraisal Institute, Chicago, IL

2015 – *Real Estate Finance, Statistics, and Valuation Modeling* by the Appraisal Institute, San Diego, CA

2015 – *General Report Writing and Case Studies* by the Appraisal Institute, Las Vegas, NV

2015 – *General Income Approach Parts I and II* by the Appraisal Institute, San Diego, CA

2013 – *The Discounted Cash Flow Model: Concepts, Issues, and Apps.* by the Appraisal Institute, San Diego, CA

2013 – *General Appraiser Site Valuation and Cost Approach* by the Appraisal Institute, Fort Lauderdale, FL

2012 – *General Market Analysis and Highest and Best Use* by the Appraisal Institute, San Diego, CA

2011 – *15-Hour National USPAP Course* by the Appraisal Institute, Anchorage, AK

2010 – *Basic Appraisal Procedures* by the Appraisal Institute, Anchorage, AK

2010 – *Basic Appraisal Principles* by the Appraisal Institute, Anchorage, AK

## **Sample of Significant and Project Assignments:**

2020-21 – Eight right-of-way appraisals for Knik-Goose Bay Road Reconstruction Project

2020 – 43 City of Seward Lease Parcels including commercial, industrial, and marine-type properties

2020 – 41 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties

2019 – City of Kodiak Lease Parcels including aviation and communication sites, seaplane base, and shipyard

2018 – Fractional interest of land and sandwich leases for Anchorage hotel and fuel station properties

2017 – Pacific Spaceport Complex, market rent of launch complex facilities within PSCA on Kodiak Island

2016-2017 – Provided insurable value project appraisals for properties in Utqiagvik, Dillingham, Iliamna, Kotzebue, Nome, Cordova, Naknek, Angoon, Haines, Hoonah, Juneau, Kake, Anchorage, Bethel, and Yakutat

2015 – 40 City of Seward Lease Parcels including commercial, industrial, and marine-type properties

2015 – 97 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties

2015 – Assisted with cost estimate to acquire lands to develop proposed AKLNG from Pt. Thomson to Nikiski

2014-2020 – 50+ Right-of-way appraisals for Parks Highway MP 48.8 to 52.3 Reconstruction Project

2014 – Assisted with project management and appraisals of Nikiski properties for Alaska LNG acquisitions

2012 – Assisted in the income analysis portion of the Trans Alaska Pipeline System (TAPS)

2010-2022 – Alaska Railroad Corporation (ARRC) land lease appraisals in Anchorage, Seward, and Whittier

**Professional Affiliation:** Practicing Affiliate – Appraisal Institute

License #: 148873  
Effective: 5/23/2021  
Expires: 06/30/2023

**State of Alaska**  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

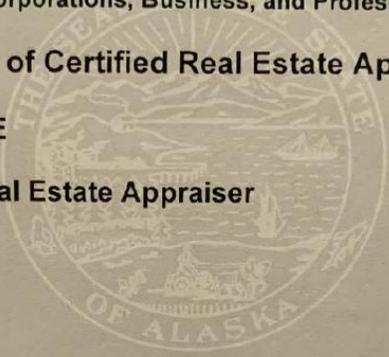
**Board of Certified Real Estate Appraisers**

Licensee: **ALEXANDER H KLEINKE**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Anderson

The seal of the State of Alaska is visible in the background of the license information. It features a central figure holding a bow and arrow, surrounded by the words "THE GREAT SEAL OF THE STATE OF ALASKA".

# MacSwain Associates LLC

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

**Appraiser:** Steve MacSwain, MAI

Member of Appraisal Institute - No. 5700

State of Alaska, Certified General Real Estate Appraiser - No. 42

**Professional Experience:** 1986 to Present - MacSwain Associates LLC

1976 to 1986 - Appraisal Company of Alaska - President

1970 to 1975 - Real Estate Services Corporation – Appraiser

1969 to 1970 - State of Alaska Department of Highways - Right of Way Agent

Real estate appraiser and consultant of all property types throughout Alaska including commercial, industrial, subdivisions and special-purpose properties. Appraisals have been performed for financing, leasing, insurance, condemnation, taxation, property damages, investment analysis, and buy-sell decisions. Appraisals include valuation of both real property and business enterprises. Professional experience totals 49 years. Life-long Alaskan resident of Alaskan Native descent.

**Education:** Bachelor of Business Administration, Finance (1969), University of Alaska Fairbanks

**Appraisal Education:** The following is a list of completed appraisal courses and seminars.

2021 – *Cool Tools: New Technology for Real Estate Appraisers* by the Appraisal Institute

2021 – *Desktop Appraisals (Bifurcated, Hybrid) and Evaluations* by the Appraisal Institute

2021 – *Hot Topics & Myths in Appraiser Liability* by LIA Administrators & Insurance Services

2020 – *Uniform Standards of Professional Appraisal Practice – Update* by the Appraisal Institute

2019 – *How Tenants Create or Destroy Value: Leasehold Valuation and its Impact on Value* –by the Appraisal Institute

2017 – *Appraising Environmentally Contaminated Properties* by the Appraisal Institute

2017 – *Residential & Commercial Valuation of Solar* by the Appraisal Institute

2017 – *Right of Way Acquisition for Pipeline Projects* by the International Right of Way Association

2015 – *Litigation Appraising: Specialized Topics and Applications* by the Appraisal Institute

2015 – *Business Practices and Ethics* by the Appraisal Institute

2013 – *Complex Litigation Appraisal Case Studies* by the Appraisal Institute

2013 – *Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)* by the Appraisal Institute

2012 – *Appraisal Curriculum Overview* by the Appraisal Institute

2010 – *Reviewing Appraisals in Eminent Domain* by the International Right of Way Association

2010 – *Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers* by the Appraisal Institute

2009 – *The Appraiser as an Expert Witness: Preparation and Testimony* by the Appraisal Institute

2009 – *Attacking and Defending an Appraisal in Litigation* by Whitmer Education

2008 – *Uniform Standards of Professional Appraisal Practice* by the Appraisal Institute

2007 – *Business Practices and Ethics* by the Appraisal Institute

2007 – *Eminent Domain Law for Right of Way Professionals* by the International Right of Way Association

2007 – *Appraisal Review for Federal Aid Programs* by the International Right of Way Association

2007 – *Analyzing Operating Expenses* by the Appraisal Institute

1969-2006: Numerous appraisal classes pertaining to principles, income capitalization, cost analysis, sale comparison approach, and highest and best use analysis by the Appraisal Institute, Society of Real Estate Appraisers, International Right-of-Way Association, International Association of Assessing Officers, and Marshall Valuation Service

**Membership and Organizations:** Member of Appraisal Institute – No. 5700, International Right of Way Association (IRWA), and Building Owners and Managers Association (BOMA)

**Public Service:** Past Chairman of the State Board of Certified Appraisers

Past Member of Board of Equalization, Municipality of Anchorage, National Experience Review Committee of the Appraisal Institute, and Regional Ethics and Counseling Panel of the Appraisal Institute

Past President of Alaska Chapter 57 of the Appraisal Institute

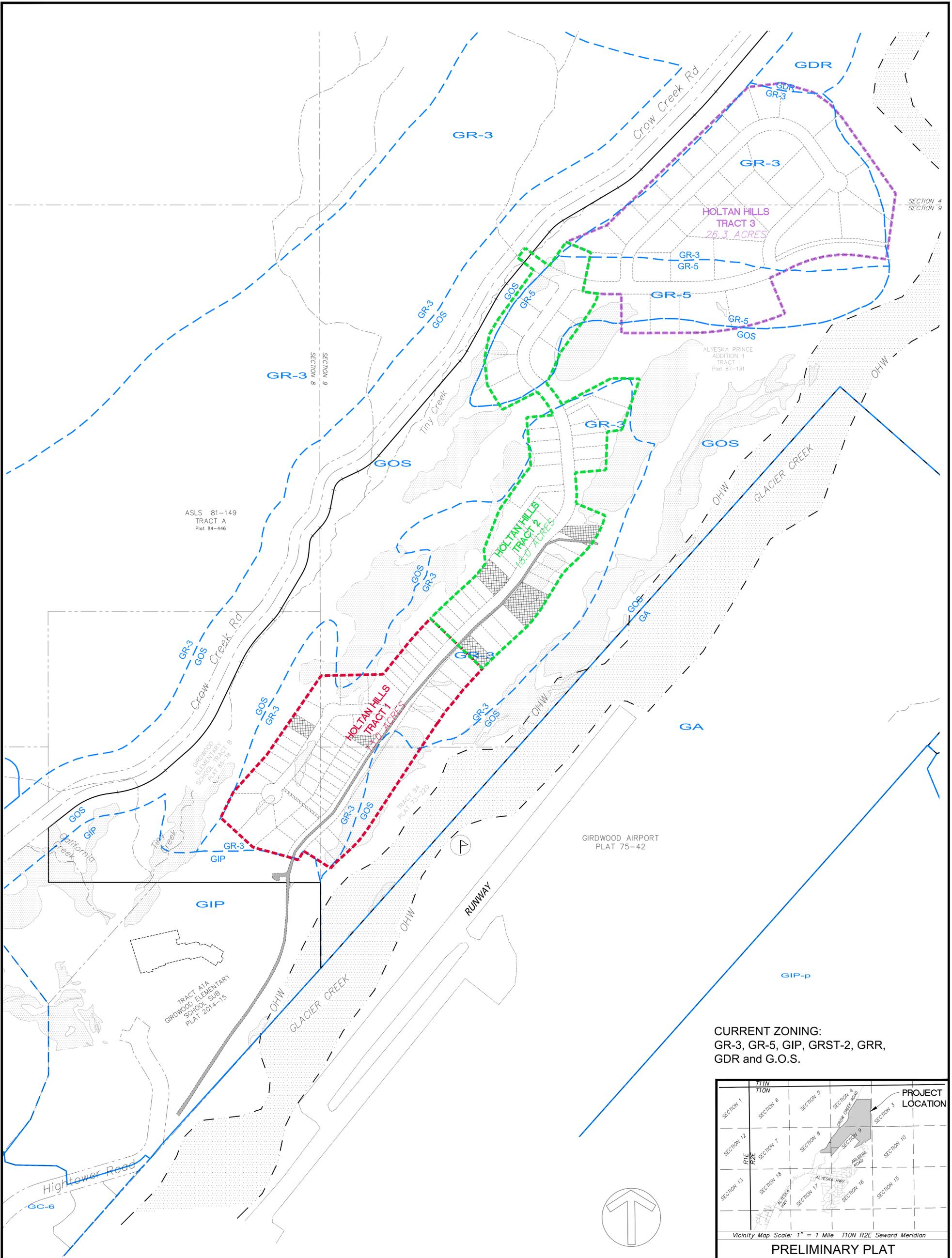
**Significant Assignments:**

- ➔ Appraised Pacific Spaceport Complex-Alaska (PSCA) land and facilities for Alaska Aerospace Corporation on Kodiak Island.
- ➔ Appraised proposed LNG Pipeline, a FERC-regulated 860-mile pipeline transporting liquefied natural gas.
- ➔ Appraised the Trans-Alaska Pipeline System, a FERC-regulated 800- pipeline that transports crude oil from Prudhoe Bay to Valdez, for TAPS ownership.
- ➔ Appraised remote lands (65,000± acres) owned by three Native corporations damaged by the *Selendang Ayu* grounding and subsequent oil spill.
- ➔ Appraised Calais Company, Inc., a real estate holding company consisting of 39 commercial parcels in Anchorage.
- ➔ Principal real estate consultant and expert witness for all lands affected by the *Exxon Valdez* oil spill. Project involved over 2,000,000 acres of remote land and nearly 2,000 private property owners.
- ➔ Appointed as a representative of a three-member panel that analyzed and valued over 1,000,000 acres and 8,000 parcels for the Mental Health Lands Settlement.
- ➔ Contract assessor for the North Slope Borough, Kodiak Island Borough, City of Nome, and the City of Valdez.
- ➔ Represented Seibu Alaska, Inc. (Alyeska Resort and Alyeska Prince Hotel) in preparing of their property tax appeal with the Municipality of Anchorage that resulted in a \$65 million reduction in assessed value.
- ➔ Appraised submerged tideland parcels and wetlands parcels located in Womens Bay on Kodiak Island for the purpose of an exchange between Koniag, Inc. and U.S. Fish and Wildlife Service.
- ➔ Appraised Common Carrier Pipeline right-of-ways leased and operated by BP Transportation Alaska and ConocoPhillips Alaska.
- ➔ Appraised 3,600 acres consisting of the former Adak Naval Air Station and Submarine Base conveyed to the City of Adak and the State of Alaska.

**Expert Witness Experience:** Steve MacSwain, MAI is qualified as an expert witness in both the United States Federal Court and the State of Alaska Superior Court. Steve has testified as an expert witness in State and Federal courts. In addition, Steve has testified as expert witness in numerous Alaskan municipal tax courts, public hearings, and depositions on matters related to real property.

**Arbitrator Experience:** Appointed a Master by the Superior Court of Alaska and Municipality of Anchorage to serve as an arbitrator in determining just compensation.

License #: APRG42 Effective: 6/8/2021 Expires: 06/30/2023	<b>State of Alaska</b> Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing  <b>Board of Certified Real Estate Appraisers</b>
Licensee: <b>STEVEN JAMES MACSWAIN</b>	
License Type: <b>Certified General Real Estate Appraiser</b>	
Status: <b>Active</b>	
	Commissioner: Julie Anderson



ASLS 81-149  
TRACT A  
Plat 84-446

GIRDWOOD  
ELEMENTARY  
SCHOOL TRACT B  
PLAT 85-38

TRACT A1A  
GIRDWOOD ELEMENTARY  
SCHOOL SUB  
PLAT 2014-15

HOLTAN HILLS  
TRACT 1  
15.0 ACRES

HOLTAN HILLS  
TRACT 2  
18.0 ACRES

HOLTAN HILLS  
TRACT 3  
26.3 ACRES

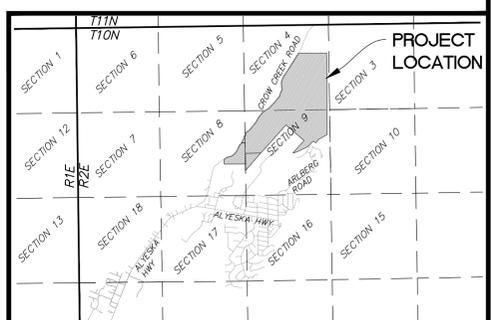
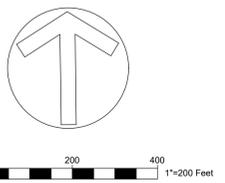
ALYESKA PRINCE  
ADDITION 1  
TRACT 1  
Plat 87-131

GIRDWOOD AIRPORT  
PLAT 75-42

**CURRENT ZONING:**  
GR-3, GR-5, GIP, GRST-2, GRR,  
GDR and G.O.S.

- LEGEND:**
- IDITAROD TRAIL
  - OHW
  - ORDINARY HIGH WATER
  - GRAVEL ROAD
  - 16" PRIMARY WATERLINE
  - GRAVEL PATHWAY
  - WETLAND MAPPING PER HDR
  - STREAM CENTERLINE

- NOTES:**
1. AN APPLICATION TO VACATE THE SECTION LINE EASEMENT HAS BEEN MADE TO THE STATE OF ALASKA, DNR.



Vicinity Map Scale: 1" = 1 Mile T10N R2E Seward Meridian

**PRELIMINARY PLAT**  
**Holtan Hills**  
Tracts 1 through 3

A Subdivision of:  
Tract 1, Alyeska Subdivision, Prince Addition, (Plat 87-131), and  
Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat  
73-220) and Tract B, Girdwood Elementary School Subdivision (Plat  
85-38) Located within the SE 1/4, Section 8, and Section 4,  
T10N, R2E, Seward Meridian, Anchorage Recording District, Alaska.  
Creating 4 Tracts in approximately 414.1 acres.

4715, 4716, 4615, 4616,  
Grid: 4617, 4517, 4516 & 4417  
Scale: 1"=200'  
Drawn: TH / Checked: JZ  
FB/Page: 2021-8/42-52  
Date: 6/14/2022  
MOA Case No.: N/A



**The Boutet Co.**  
601 East 57th Place, Suite #102  
Anchorage Alaska, 99518  
PHONE (907) 522-6776 FAX (907) 522-6779

# Municipality of Anchorage



*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/ghos>  
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-14

## RESOLUTION OF SUPPORT

**A resolution of the Girdwood Board of Supervisors requesting the Municipality of Anchorage Heritage Land Bank amend or cancel the request for proposals No. \_\_\_\_\_ [Holtan Hills], in order to advance policies of; 1) increasing the supply of workforce housing in Girdwood; 2) address the results of the required moa impact studies; 3) limit the use of Holtan Hills property for short term rentals by using tools such as deed restriction.**

Whereas, the community of Girdwood recognizes the importance of developing Heritage Land Bank (HLB) lands for a variety of critical needs; and

Whereas, the Heritage Land Bank RFP was issued without public discussions regarding community needs on the RFP lands as an agenda item with Girdwood Board of Supervisors; or with Girdwood Land Use Committee (Girdwood's de facto community counsel); and

Whereas, numerous important service groups in Girdwood have raised valid questions about the impact of the RFP, but no plan to identify or address these issues was done or communicated prior to or since the RFP was awarded; and

Whereas, a severe lack of available workforce housing has been developing in Girdwood, a problem that impacts numerous local businesses, first responders, health care providers, educators, daycare and local government entities.

Whereas, the most urgent need for land development in Girdwood is to provide workforce housing, which is critically under-supplied and becoming less available each year; and

Whereas, a successful workforce development process requires prior analysis, planning and many features not addressed in the RFP; and

Whereas, there are other critical needs for HLB lands, including but not limited to, residential, commercial, industrial, access, and for recreational purposes; and

Whereas, the winning RFP respondent's proposal is set up just to perform land sales, and does not require construction of an identified amount of workforce housing, include deed restriction to limit a percentage of the property for short term rentals, or engage specific developers with qualifications that can result in a more predictable, successful final product; and

Whereas, there has been extremely limited information released about a suggested “Alyeska Village” that is to be constructed on a portion of the lands included in the RFP; and

Whereas, RFP lands have a significant footprint and impact on trail use areas, the airport, school, community water source, utility lines and access roads. However, the HLB has not released any information regarding the studies required under 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan that would address these issues; and

Whereas, successful land development has to be commercially viable; and

Whereas, given the lack of community discussion regarding specific needs, pre-planning, and failure of this RFP to respond to the most critical needs, it is urgent that a viable process be implemented that will result in land development beneficial to Girdwood’s residents, businesses, and other users while advancing a public policy of increasing the supply of workforce housing.

**NOW, THEREFORE BE IT RESOLVED:**

1. That the Girdwood Board of Supervisors request the Heritage Land Bank to immediately provide a draft copy of the proposed development agreement to GBOS and LUC and allow up to 60 days for comments. The RFP must be amended to address the community needs for workforce housing and the results of the required MOA impact studies. If this is not possible the current RFP proposal should be canceled; and
2. If the development agreement plan cannot obtain a resolution of support by GBOS, then a new RFP should be released in consultation with GBOS on or before Spring 2023. The RFP should use conditions and covenants intended to increase the supply of workforce housing in Girdwood and use tools, such as deed restriction, as a mechanism to reach these needs.

PASSED AND APPROVED by a vote of x to x this day of , 2022.

TBA                      Date

Attest



**June 7, 2022**

**To: GIRDWOOD BOARD OF SUPERVISORS**

**From: Michelle Weston, Fire Chief**

**Subject: APPROVAL TO PURCHASE FIRE TURNOUTS NTE \$25,000 FROM FIRE SERVICE AREA 406 CAPITAL ACCOUNT**

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Background

- 9 sets of turnout need to be purchased so Firefighter 1 (FF1) students will be able to conduct interior attack once the FF1 class is finished in September.
- 17 firefighters are currently responding to calls (non-interior attack) in expired turnouts.
- There is a 5–12-month delivery delay in turnouts due to supply chain issues.
- NFPA requires entry with interior attack to have current (within 10 years) turnouts.
- Turnouts have a 10-year lifespan.
- Fire turnouts have to fit the firefighters so they can work effectively and efficiently.

Cost Saving Measures

- GFD deferred this turnout purchase by obtaining used surplus (end of life) turnouts from AFD in 2019 that have since expired.
- 2022 FIREACT GRANT applied for 17 set of turnouts, not awarded yet

Budget \$25,000 includes an allowance for shipping. This purchase is recommended by the Girdwood Fire and Rescue Board of Directors.

Coat: \$1,543.82

Pant: \$1,078.89

9 sets = \$23,604



**June 7, 2022**

**To: Girdwood Board of Supervisors**

**From: Michelle Weston, Fire Chief**

**Subject: APPROVAL TO REPLACE UTILITY 41 COMMAND VEHICLE FOR NTE \$110,000 FROM FIRE SERVICE AREA 406 ACCOUNT**

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### Background

- Utility 41 was towed to the AFD maintenance shop on 6/7/22 again after experiencing another mechanical issue during a code red vehicle accident today. It is expected to be out of service for a minimum of two weeks.
- All 3 Command Vehicles are at end of life at 12, 16 and 16 years and none of the vehicles meet current safety standards for fire command units.
- C41 was resurrected from the AFD surplus yard back into a command vehicle for C41. At 16 years, the C41 and C42 vehicles are one of the oldest command vehicles running on the Alaska highway system as a primary response unit.
- Utility 41 Command Vehicle is the primary first on scene command unit and is ALS.
- Utility 41 carries ALS equipment, knox box, light extrication, radio, light system
- Command vehicles C41 and C42 routinely block traffic on the Seward Highway since police response is 35-120 minutes. C41 routinely stays on scene waiting with people involved in incidents
- Supply chain issues are also impacting Command Vehicle Orders and purchases.

### Cost Saving Measures

- Girdwood has raised around \$800 between the Girdwood Chapel donation and Weston Facebook fundraiser.
- C41 vehicle was given to Girdwood by AFD but is now at end of life
- C41 vehicle earns \$3500 under a rental agreement when deployed to wildfires with Chief Weston
- 2022 COVID DHSS Grant applied for replacement of C41 and C42.

Proposed 406 Budget \$110,000 for Utility 41. Approval Recommended by Girdwood Fire and Rescue Board of Directors.

# 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  
Mike Edgington & Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## **May 23, 2022 MOA GBOS Quarterly Meeting Agenda Final**

**4:00 p.m. via Microsoft Teams & Girdwood Community Room**

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 4:00 p.m. Briana Sullivan, GBOS Co-Chair  
Roll Call & Disclosures

### **Agenda Revisions and Approval**

May 23 2022 MOA GBOS Quarterly Meeting Agenda draft  
Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.

### **Agenda**

1. Introduction and welcome
1. Oct 2021 storm damages  
Update on SOA reimbursement for October 2021 storm damage (Kyle Kelley)  
Update on Ruane Road rebuild through MOA ARPA funding.
2. Girdwood Fire Dept Topics:  
Status of EMS contract  
\$15,000 areawide budget shortfall in 1Q revisions  
Girdwood EMS funding as line item in future AFD budgets  
Areawide 1<sup>st</sup> Quarter Budget Revision request for extrication equipment
3. HLB Topics:  
HLB Annual Work Plan revisions  
Girdwood Residential 2021 project (Holtan Hills)
4. Glacier Creek Bridge project status of funding and project design
5. AWWU
6. Funding for Girdwood Area Plan/Imagine!Girdwood
7. Discuss status of HB411 and future action by MOA to allow elected service area boards to use municipal tax exemptions.
8. Discussion of Girdwood Transfer Station schedule and possible solutions for trash disposal

**Public Comment:** Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

### **Adjourn**

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

**Girdwood Trails Committee:** Special meetings to work on the Girdwood Trails Plan pending GTC Regular meeting in August. June meeting was a work party on Lower INHT. July meeting canceled. Minutes are available here: [www.muni.org/gtc](http://www.muni.org/gtc)

**Cemetery Committee:** No report, next meeting scheduled for July 21. Minutes are available here: [www.muni.org/gc](http://www.muni.org/gc)

**Housing Working Group (HWG):** Next meeting is slated for June 13. Working out closeout report. Minutes available here: [www.muni.org/gluc](http://www.muni.org/gluc)

**Imagine! Girdwood** Imagine! Girdwood is focused on technical analysis and next steps. Funds are needed to continue the effort. Visit [imaginegirdwood.org](http://imaginegirdwood.org)

**HLBAC Report:** HLBAC website is: <https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx>  
The Heritage Land Bank Advisory Commission will be holding a meeting on June 23<sup>rd</sup> at 11:30am. This meeting will be held virtually via Microsoft Teams. [Click here to join the meeting](#) via Microsoft Teams.  
To join via telephone call 907-519-0237 and use conference ID 150 858 096#  
For more information [visit our website](#), an agenda will be posted in the coming week.

# JULY 2022

## Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Gerrish Library closed	2 Gerrish Library closed
5 3PM: Teen Life Skills: Bike Repair Workshop	6 3PM: LEGO Challenge	7 4:30PM: Family Storytime	8 11:30AM: Family Storytime 12PM: Growing Together: Pest Control and Composting	9
12 4:30PM: Wee Be Jammin'	13 3PM: Comic Workshop with Lee Post	14 4:30PM: Family Storytime	15 11:30AM: Family Storytime No Baby Time	16 4:30PM: Cookbook Club
19	20 3PM: Discover with Anchorage Museum	21 4:30PM: Family Storytime	22 11:30AM: Family Storytime 3PM: Baby Time	23
26	27 3PM: Magic by Robbie	28 4:30PM: Family Storytime	29 11:30AM: Family Storytime 3PM: Baby Time	30 2PM: Build-It Afternoon

### HOURS OF OPERATION

- Tuesday:** 10:00am—6:00pm  
**Wednesday:** 10:00am—6:00pm  
**Thursday:** 10:00am—6:00pm  
**Friday:** 10:00am—6:00pm  
**Saturday:** 10:00am—6:00pm  
**Sunday:** CLOSED  
**Monday:** CLOSED

### LIBRARY NEWS

#### GERRISH LIBRARY CLOSURES

- July 1st: Forest Fair
- July 2 : In observance of Independence Day

#### SUMMER DISCOVERY 2022

- Don't forget to complete and turn in your Summer Discovery log for a chance to win great prizes!



ANCHORAGE  
PUBLIC LIBRARY

[anchoragelibrary.org](http://anchoragelibrary.org)

## WEEKLY STORYTIMES

### FAMILY STORYTIME

Thursdays at 4:30PM

Fridays at 11:30AM

A half hour of stories, songs and movement for children ages 6 and under and caregivers. Two storytime days to choose from!

Friday's storytime will be a repeat of Thursday's.

### BABY TIME

Friday July 8, 22, 29 at 3PM

Twenty minutes of nursery rhymes, songs, fingerplays and action for infants, birth to 18 months, and their caregivers. Followed by a special baby playtime. Older siblings welcome.

## 5 & UNDER

### WEE BE JAMMIN'

Tuesday, July 12, 4:30PM

Come have fun at the library with music, movement, and simple instruments. Ages 5 and under and their caregivers.

## TEEN

### TEEN LIFE SKILLS: BIKE REPAIR WORKSHOP

Tuesday, July 5, 3PM

Curious about bike repair? Susitna Bicycle Institute will be leading a workshop, demonstrating bike maintenance and repair for teens.

## ADULT

### COOKBOOK CLUB

Saturday, July 16, 4:30PM

Grab your favorite cookbook or checkout a new one from the library, make a recipe from it, and bring the dish and book to share at our meeting.

## ALL AGES

### BUILD-IT AFTERNOON

Saturday, July 30, 2-3:30PM

Come challenge your engineering and artistic talents with a variety of building materials. Families with children of all ages are welcome.

## ALL AGES

### GROWING TOGETHER: PEST CONTROL AND COMPOSTING

Friday, July 8, 12-1:30PM

We will be covering DIY pest management and composting. Make your own counter top compost bin and food organic pest-away spray to take home for your own garden.

## SUMMER DISCOVERY

### Weekly School-Age Events

### LEGO CHALLENGE

Wednesday, July 6, 3PM

Try our challenge project-- or build whatever you can imagine. In addition to standard LEGO, try our Duplo and wood blocks for a family-friendly build session.

### COMIC WORKSHOP WITH LEE POST

Wednesday, July 13, 3PM

Learn to draw your own comics! Sketch with cartoonist Lee Post in a fast-paced, no-stress, and fun cartooning session for all skill levels and ages.

## SUMMER DISCOVERY

### Weekly School-Age Events

### DISCOVER WITH ANCHORAGE MUSEUM

Wednesday, July 20, 3PM

Join Anchorage Museum educators for space-themed, hands-on activities. Design and test paper rockets, explore asteroid collisions, and safely observe the sun (weather permitting).

### MAGIC BY ROBBIE

Wednesday, July 27, 3PM

Magician Robbie Cannon has been entertaining audiences for over 25 years and is thrilled to bring his magic to APL.

## CHECK OUT THE WEEKLY EVENTS AT THESE OTHER LOCATIONS:

### Chugiak-Eagle River:

Thursdays @ 12PM

### Loussac:

Tuesdays @ 3PM

### Mountain View:

Thursdays @ 3PM

### Muldoon:

Wednesdays @ 4PM

# JUNE 2022

## Scott & Wesley Gerrish Library

250 Egloff Dr. | (907) 343-4024

TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>1</b> <b>3PM:</b> Summer Discovery: Quiltastic	<b>2</b> <b>4:30PM:</b> Family Storytime	<b>3</b> <b>11:30AM:</b> Family Storytime <b>12PM:</b> Growing Together: Plant Markers <b>3PM:</b> Baby Time	<b>4</b>
<b>7</b>	<b>8</b> <b>3PM:</b> Summer Discovery: Krumbambuli	<b>9</b> <b>4:30PM:</b> Family Storytime	<b>10</b> <b>11:30AM:</b> Family Storytime <b>3PM:</b> Baby Time	<b>11</b> <b>11AM:</b> Make Your Own: Wax Wrap
<b>14</b> <b>3PM:</b> Teen Life Skills: Intro to First Aid and CPR	<b>15</b> <b>3PM:</b> Summer Discovery: Plant and Play	<b>16</b> <b>4:30PM:</b> Family Storytime	<b>17</b> <b>11:30AM:</b> Family Storytime <b>3PM:</b> Baby Time	<b>18</b> <b>11AM:</b> Cookbook Club <b>2PM:</b> Build-It Afternoon
<b>21</b>	<b>22</b> <b>3PM:</b> Summer Discovery: Art	<b>23</b> <b>4:30PM:</b> Family Storytime	<b>24</b> <b>11:30AM:</b> Family Storytime <b>3PM:</b> Baby Time	<b>25</b>
<b>28</b>	<b>29</b> <b>3PM:</b> Summer Discovery: Science Discovery	<b>30</b> <b>4:30PM:</b> Family Storytime		

### HOURS OF OPERATION

**Tuesday:** 10:00am—6:00pm  
**Wednesday:** 10:00am—6:00pm  
**Thursday:** 10:00am—6:00pm  
**Friday:** 10:00am—6:00pm  
**Saturday:** 10:00am—6:00pm  
**Sunday:** CLOSED  
**Monday:** CLOSED

### LIBRARY NEWS

#### SUMMER DISCOVERY 2022

- *Youth & families:* pick up a reading & discovery log to participate! Complete your log for a chance at the grand prize.
- *Wednesdays at 3 PM:* join us for something special for kids every Wednesday through July 31st! See listings for details.



ANCHORAGE  
PUBLIC LIBRARY

[anchoragelibrary.org](http://anchoragelibrary.org)

## WEEKLY STORYTIMES

### FAMILY STORYTIME

Thursdays at 4:30PM

Fridays at 11:30AM

A half hour of stories, songs and movement for children ages 6 and under and caregivers. Two storytime days to choose from! Friday's storytime will be a repeat of Thursday's.

### BABY TIME

Fridays at 3PM

Twenty minutes of nursery rhymes, songs, fingerplays and action for infants, birth to 18 months, and their caregivers. Followed by a special baby playtime. Older siblings welcome.

## TEEN

### TEEN LIFE SKILLS: INTRODUCTION TO FIRST AID AND CPR

Tuesday, June 14, 3PM

Curious about CPR and first aid? Frontier Safety and Supply will be leading an introductory class and demonstrating how to use first aid equipment.

## ADULT

### MAKE YOUR OWN: WAX WRAP

Saturday, June 11, 11AM-12:30PM

Do you want to use less plastic sandwich bags or cling wrap? Join us to learn how to make your own wax wrap!

### COOKBOOK CLUB

Saturday, June 18, 11AM

Grab your favorite cookbook or checkout a new one from the library, make a recipe from it, and bring the dish and book to share at our meeting.

## ALL AGES

### GROWING TOGETHER: PLANT MARKERS

Friday, June 3, 12-1:30PM

Join APL as we Grow Together! This program will teach amateur gardening skills through activities and community interaction. For June, we will be covering DIY plant markers. Make your own rock or wood plant markers to take home for your own garden.

### BUILD-IT AFTERNOON

Saturday, June 18, 2-3:30PM

Come challenge your engineering and artistic talents with a variety of building materials. Families with children of all ages are welcome.

## SUMMER DISCOVERY

### Weekly School-Age Events

### QUILLTASTIC!

Wednesday, June 1, 3PM

Bring the Alaska Zoo to you! Sasha, our North American porcupine is excited to show off her quills and her skills during this porcupine encounter. Learn all about the North American porcupines adaptations, diet, and how we can help them survive and thrive here in Alaska.

### KRAMBAMBULI

Wednesday, June 8, 3PM

Krambambuli Puppet Theater offers entertainment, wisdom and quality entertainment for the young and the young at heart. Based on the book The Gruffalo by Julia Donaldson, watch a small mouse go through the forest with the help of a perhaps not so imaginary monster.

### PLANT AND PLAY

Wednesday, June 15, 3PM

Design a plant pot with upcycled materials, start a seed, and then hang out and play with us.

## SUMMER DISCOVERY

### Weekly School-Age Events

### ART

Wednesday, June 22, 3PM

Join us for some fun crafting projects, including: rock painting, birch tree art, wood slice art, or parachute people. General art supplies will also be provided to create masterpieces of your own design!

### SCIENCE DISCOVERY

Wednesday, June 29, 3PM

Join us for fun, open-ended science activities!

### CHECK OUT THE WEEKLY EVENTS AT THESE OTHER LOCATIONS:

#### Chugiak-Eagle River:

Thursdays @ 12PM

#### Loussac:

Tuesdays @ 3PM

#### Mountain View:

Thursdays @ 3PM

#### Muldoon:

Wednesdays @ 4PM

## June 2022 – Gerrish Library Report

- News

The best way for children to keep their reading skills up and be ready for the next school year is just to read! Read for fun and read what they choose. Anchorage Public Library is here to encourage reading and learning with our annual summer reading and learning program - Summer Discovery. Reading logs and more information will be available in May.



### **Summer Discovery is May 14 to July 31.**

#### SUMMER READING & LEARNING LOG

Keep track of your reading time and other discovery and learning activities. You will receive a free book when you sign up and when you finish your log.

Logs are available online or at all library locations. <https://bit.ly/3MddeoR>

- Closures/Notices
  - July 1 – Forest Fair
  - July 2 – in observance of Independence Day
- Highlighted Events
  - SUMMER DISCOVERY: ART  
Wednesday, June 22, 3PM  
Join us for some fun crafting projects, including: rock painting, birch tree art, wood slice art, or parachute people. General art supplies will also be provided to create masterpieces of your own design! Geared towards children.
  - GROWING TOGETHER: PLANT MARKERS  
Friday, June 24, 12-1:30PM  
Join APL as we Grow Together! This program will teach amateur gardening skills through activities and community interaction. For June, we will be covering DIY plant markers. Make your own rock or wood plant markers to take home for your own garden.
  - SUMMER DISCOVERY: SCIENCE DISCOVERY  
Wednesday, June 29, 3PM  
Join us for fun, open-ended science activities! Geared towards children.
  - FAMILY STORYTIME  
Thursdays at 4:30PM and Fridays at 11:30AM  
A half hour of stories, songs and movement for children ages 6 and under and caregivers. Two storytime days to choose from! Friday's storytime will be a repeat of Thursday's.
  - BABY TIME  
Fridays at 3PM  
Twenty minutes of nursery rhymes, songs, fingerplays and action for infants, birth to 18 months, and their caregivers. Followed by a special baby playtime. Older siblings welcome.
  - Check out our July calendar (attached)!
- Service and Materials Highlight
  - Pick up an ebook or e-audiobook today with Libby! While it's true that nothing can replace the feel of a real book, there are a lot of good reasons to try digital ebooks and audiobooks. During summer months when we're out on our Alaskan adventures or traveling Outside, ebooks and audiobooks provide a portable way to enjoy reading. They are also easily adapted for people who may not be able to read regular print books. Download the app here: <https://www.overdrive.com/apps/libby>

# MUNICIPALITY OF ANCHORAGE GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION



**DATE:** June 20, 2022  
**TO:** Girdwood Board of Supervisors  
**FROM:** Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation  
**SUBJECT:** Roads, Facility, Cemetery & P & R Monthly Report

---

Summer is in full swing! Our campground hosts are in place keeping an eye on the park!

Wood Lot is scheduled for June 18, July 16 and August 20 10AM-12PM and 12:30PM-4PM \$20 per truck/trailer load. Thank you Girdwood Fire & Rescue for staffing & AWCC for accepting suitable brush for the Center for free!

Thank you Brodie Wedeking for an awesome Eagle Scout project designing, constructing and installing signs at the Disc Golf Course!



Thank you to the Girdwood Trails Committee volunteers for work on the Lower Iditarod National Historic Trail! GTC worked hard to move gravel and improve the trail tread after last years winter storm.



Last but not least, thank you to the many volunteers who planted 1000 annuals throughout town in the planters and urns. They look great!



## Parks

Maintenance such as trash removal and mutt mitt replacement are coordinated by our staff. We're still seeking another member of our team for the summer. Contact Margaret for more information: [tylerms@muni.org](mailto:tylerms@muni.org)

Please let us know if something needs attention by calling 343-8373 or emailing: [tylerms@muni.org](mailto:tylerms@muni.org).

**Parks, Fields, Trails:** Please clean up after dogs in all locations. Mutt mitts and trash cans are strategically located. We're working on trails projects as staffing, volunteers and weather allows.

**Hand Tram:** Hand tram is closed. Suspension bridge option has been selected and approved by GTC, LUC and GBOS. Working on design documents and funding through State CAPSIS program, Rasmuson Foundation and other sources.

**Trails:** GTC is now reviewing GTC member recommendations introduced in January. GTC meetings will resume in August.

**Parks & Amenities:** No dogs on the baseball field, playground, tennis courts, and skate park.

- *Annual Beautification:* Plants are in!
- *Playground:* Open
- *Lions Club Park:* Working on a plan to add a pavilion to the Lions Club Park
- *Disc golf:* Eagle Scout project is done!
- *Library/Community Center:* Library is open TUE-SAT 10-6. Community Center open for reservations.
- *Tennis Courts:* Planning to fill cracks this summer.
- *Soccer field:* Open
- *Sladen J Mohl Ball Field:* Commemorative sign to be installed the end of June..
- *Skate Park:* Friends of the Skate Park are working on the project list for 2022 construction and plan a work party in June 2022.

**GBOS Non-profit Grants:** All contracts are with the MOA for processing.

### Other Grants:

**Rasmuson Foundation:** GVSA submitted application for \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram. Application has been deferred to November grant cycle.

**Land and Water Conservation Fund** – No grant cycle announced for 2022. We have projects that would be a good match for this when it opens again, including Lions Club Park Pavilion.

**KMTA 2021 grant** GTC was awarded 50/50 matching funds for Stumpy Trail interpretive sign. Project on-going. Project draft was presented at GTC this month. Installation expected in July, grant completion required Sept 15 2022

**KMTA 2020 grant:** GTC/GPR was awarded \$7,320 grant with \$8,980 match to work on the Virgin Creek Falls Trail. Working on interpretive sign and will file for final reimbursement and final reporting once the signs are complete. Interpretive sign presented to GTC this month. Installation this July, project wrap required by Sept 15, 2022.

**2020 RTP Grant:** GTC/GPR awarded \$75,000 in RTP grant for Phase 2 of the Lower INHT. Trail work complete. Grant reimbursement completed June 2022.



**VIRGIN CREEK FALLS TRAIL**



**You are in a delicate and unique place!**

Welcome to our rainforest! There are only six or seven coastal temperate rainforests such as this in the world. You are in the northernmost one!

The Chugach Mountains trap moisture from clouds that form along the coast causing nearly 70 inches of rain to fall per year here! Snow and melted ice collect from surrounding mountains to form Virgin Creek. This precipitation supports growth of huge trees. Moss, ferns and understory vegetation thrive in the filtered light and provide food and shelter to creatures that live here.

Downstream, the creek spreads out onto an alluvial plain that forms a wetland accessible to wildlife. At the terminus of Virgin Creek, water drains into the local fjord of Turnagain Arm and becomes part of the sea life of Cook Inlet and the Gulf of Alaska.

**What should I expect on these trails?**

Virgin Creek Falls Trail is a 0.5 mile out-and-back hike with an elevation gain of about 180' to the Virgin Creek Falls overlook. Hiking time is about 10 minutes.

Stay on the trail! Reclamation efforts are in progress to restore the off-trail vegetation.

An undercut bank and unstable rocks are present. View the falls from a safe distance. Wood planks and rocks may be slippery.

Make noise to alert wildlife of your presence. Carry bear spray or an air horn.

Pack it in and pack it out. This includes your toilet paper and your dog's poop.

Commercial use permits are required for tour operators or commercial photographers. Contact Girdwood Parks and Recreation to request permits.

Virgin Creek Falls Trail is surrounded by private property. Do not block driveways. Drive slowly through the neighborhood and watch for children at play.

An unmarked, steep, primitive trail continues beyond the falls overlook. Enter this area at your own risk. Backcountry users are responsible for self rescue.

**What if I have an emergency?**

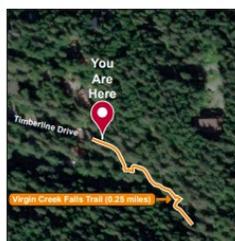
If you need emergency assistance, call 911 and tell the dispatcher your location. Wait for help to arrive.

You are located at:

**Virgin Creek Falls Trailhead at Timberline Road**

Your GPS coordinates are:

**60°56'54" N 149°7'28" W**



**Information and Safety**



**Social Media & Websites:** GBOS, committee and sub-committee meetings are now available on a calendar view. Go to [www.muni.org/gbos/events](http://www.muni.org/gbos/events) and see what meetings are coming up!

We are active on Facebook as Girdwood Board of Supervisors

GVSA Websites are:

GBOS: [www.muni.org/gbos](http://www.muni.org/gbos)

Cemetery: [www.muni.org/gc](http://www.muni.org/gc)

LUC: [www.muni.org/gluc](http://www.muni.org/gluc)

Parks and Rec: [www.muni.org/gpr](http://www.muni.org/gpr).

GTC: [www.muni.org/gtc](http://www.muni.org/gtc)

Girdwood Trails Plan: [www.muni.org/gtp](http://www.muni.org/gtp).

PSAC: [www.muni.org/gpsac](http://www.muni.org/gpsac)

GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUINInprZEjhbPVPiJOIEA>

### Roads

**Road Status:** Spring grading and dust suppression have been completed. Striping of asphalt roads has been completed. Drainage work on Kitzbuhel, Stowe, & Davos completed. Fall 2021 storm damage repair completed on Echo Ridge/St. Mortiz, Crystal Mountain, 5k Parking lot and Ruane. Ruane will be paved this week completing repair from this storm.

### Major project updates:

Alyeska and Moose Meadows Creek Culverts and drainage improvement: Design and Engineering documents are in their final stages of completion. We're aiming to rehab the Moose creek culvert at Lake Tahoe in 2023 if all regulatory requirements allow.

Halloween weekend storm damage repair: Currently working with the state to seek reimbursement for repairs are completed and paid for. All repairs will be completed this week when Ruane is paved.

### Expenses and Budget:

**Undesignated Fund Balance - Girdwood Service Area:** \$0.00 as of January 1, 2022. An audit is completed after the approval of the 2022 1<sup>st</sup> quarter budgets.

**Roads:** Road Expenditures by Month:

Month	2020	2021	2022
January	\$67,133.76	\$78,859.68	\$81,466.17
February	\$91,202.76	\$41,023.01	\$75,435.50
March	\$50,309.82	\$60,812.38	\$43,523.63*
April	\$50,024.88	\$89,644.88	\$18,723.00
May	\$36,433.63	\$19,589.00	\$68,628.00*
Remaining Flood Repair			\$34,607.20*
June	\$18,730.00	\$23,223.00	
July	\$75,448.85	\$42,976.00	
August	\$32,027.00	\$11,061.34	
September	\$40,394.66	\$16,360.00	
October	\$24,229.72	\$203,490.50	
November	\$44,072.00	\$34,908.75	
December	\$80,346.38	\$43,830.00	

Total thru December: \$515,368.95    \$654,183.46    \$322,383.50\*

\* Amounts and Payments still pending until Fuel Variance negotiations completed or Flood Repair cost is separated out according repair location

Public works operation budget expended for 2022: \$438,175.38 of \$1,293,712.00 = 34%

2022 Capital Roads Project fund (406): \$216,000.00

**Parks:**

2022 Expended Budget: \$31, 580.24 of \$394,056.00 = 8%  
2022 Capital Park Project (406) Reserve Fund available: \$640,142.57  
2022 Winner Creek Trail Suspension Bridge funds = \$473,217.00  
2022 Community Room Capital Reserve Fund (406): \$70,823.97

**Police:**

2022 Expended Budget: \$122,044.64 of \$691,353.00 = 18%

**Fire:**

2022 Expended Budget: \$444,637.58 of \$1,309,144.00 = 34%

2022 Fire Undesignated Capital fund (406) = \$430,462.09

**Request:**

**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  
Mike Edgington & Briana Sullivan, Co-chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

# **Holtan Hills Housing Advisory Committee**

The Girdwood Board of Supervisors is assembling a Housing Advisory Committee of approximately 5 members. The Committee will be responsible for representing the community interests with the developer and HLB who are developing Holtan Hills for residential housing.

Nominations for individuals to be considered for appointment to the Holtan Hills Housing Advisory Committee should email their resume to: [gbos@muni.org](mailto:gbos@muni.org)

Nominees must be eighteen (18) years of age or older and

- a) a current resident and/or property owner, business owner or designated representative of a non-profit association, and;
- b) who has resided in, owned property in, owned a business located in, or operated as a non-profit association for the preceding ninety (90) days or longer in Girdwood Valley.

Or via mail:  
GBOS  
PO Box 390  
Girdwood, AK 99587

Applications to be received by 5PM on Friday, July 1, 2022.

Posted June 21, 2022

# 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  
Mike Edgington & Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

June 22, 2022

Community Development Director Adam Trombley:  
[Adam.Trombley@anchorageak.gov](mailto:Adam.Trombley@anchorageak.gov)

Dear Director Trombley,

Thank you for your attendance and contributions to the June 14th joint Girdwood Board of Supervisors/Land Use Committee (GBOS/LUC) Town Hall meeting regarding Holtan Hills.

The meeting minutes are available at:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GBOS%20LUC%20Town%20Hall%20June%2014%202022%20minutes%20final.pdf>

A recording of the full meeting has been published on YouTube: <https://youtu.be/t-cWGfIvVI>

The context for the Holtan Hills project is that Girdwood has an acute housing crisis.

There is high demand from non-residents to purchase property in Girdwood, and a very limited inventory. House prices have increased dramatically. Consequently, and inevitably, this has squeezed out those who work in the community and either rent here or wish to move from renting to purchase. These very individuals contribute significantly and are essential to the healthy, sustainable functioning of our community. A paucity of workforce housing is the primary factor limiting the operation, stability, and certainty of local businesses and service providers.

At the June 14th Town Hall the overriding sense was extraordinarily clear that the community of Girdwood has serious concerns with the Holtan Hills development as currently proposed. These concerns broadly fall into four categories:

- **Process** Several speakers expressed concerns about the process of developing the RFP, the lack of information provided to the community during the negotiation of the development agreement, and the limited degree of public engagement since the proposal award in June 2021. The development agreement itself was only made publicly available on May 23, 2022. Girdwood embraces a very attentive public process: Our community values and expects updates and information, especially when requested and of significant interest. Such data directly affects current and future planning for infrastructure, vital services, residents, and visitors to our town. HLB, as an entity managing public assets, is required to honor public process and transparency. The RFP taking place behind closed

doors lowered the trust in the project from the start by giving the impression that public input would be ignored.

- **Infrastructure & impact study** The Holtan Hills project will add approximately 30% to our residential developed land and ultimately about a 20% increase in housing units. Given the scale of this development, many in the community want to see an impact study to understand the anticipated changes to traffic, utilities, noise, and other environmental factors.
- **Indirect link to housing** Since this is a land development project, housing will not be produced directly. The resulting housing would be built by third parties, however there is no guarantee on the amount, nature, or timescale for that housing. The developer has explained that HOAs and the requirements of conventional financing could guide the eventual housing, yet this depends on multiple unknown factors which may not materialize. This lack of clarity does not earn community support, rather, increased uncertainty.
- **Housing affordability** During the June 14th town hall, the developer stated the estimated market sales price of the least expensive, entry-level one bedroom apartment would be \$500,000 in current value. This would mean that the lowest price entry-level unit is 20% higher than the *average* 2021 home sale price across Anchorage.

While the Holtan Hills project may provide additional housing stock (although that is dependent on future actions from third parties) the project does not address our housing affordability crisis. The creation of a large number of second homes, investment properties, or short-term rental businesses does nothing to alleviate the economic and societal problems that our community is facing, and instead exacerbates the widespread stress on Girdwood's housing, vital services, commerce, labor, and economic stability.

Other resort communities use public land, partnerships, and related policies to provide workforce housing at affordable rates. All developable public lands in Girdwood are held by HLB, pressing our community from all sides. Consequently, we urge HLB to use their ownership of those lands to address the desperate need for workforce housing. GBOS is in the process of forming a Holtan Hills Advisory Committee, and we hope HLB can work together with GBOS and the Advisory Committee to amend the Development Agreement so it benefits the community.

While GBOS has yet to vote regarding support of the Holtan Hills project, it remains difficult to see how any responsible body could support such a major development in Girdwood without any mechanism to address the most serious of our housing needs.

Regards,



Briana Sullivan  
Co-Chairs, Girdwood Board of Supervisors



Mike Edgington

Cc:  
Mayor Bronson: [dave.bronson@anchorageak.gov](mailto:dave.bronson@anchorageak.gov)  
Municipal Manager Demboski: [amy.demboski@anchorageak.gov](mailto:amy.demboski@anchorageak.gov)  
Assembly Committee on Housing and Homelessness Chair Rivera: [felix.rivera@anchorageak.gov](mailto:felix.rivera@anchorageak.gov)  
Assembly Committee on Housing and Homelessness Vice Chair Constant: [Christopher.constant@anchorageak.gov](mailto:Christopher.constant@anchorageak.gov)  
Assembly Community & Economic Development Committee Chair Petersen: [pete.petersen@anchorageak.gov](mailto:pete.petersen@anchorageak.gov)  
District 6 Assembly Member Sulte: [randy.sulte@anchorageak.gov](mailto:randy.sulte@anchorageak.gov)  
District 6 Assembly Member LaFrance: [suzanne.lafrance@anchorageak.gov](mailto:suzanne.lafrance@anchorageak.gov)  
HLB Advisory Commission Chair Oswald: [oswaldtr.ak@gmail.com](mailto:oswaldtr.ak@gmail.com)  
HLB Advisory Commission Girdwood Representative Tenny: [ron10e@gmail.com](mailto:ron10e@gmail.com)

HLB: [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov)