

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek

June 16 2025 GBOS Regular Meeting Minutes Final

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

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

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

Call to Order 7:00 p.m. Jennifer Wingard, Co-Chair

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

Roll Call & Disclosures

Announcements:

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| • GBOS WS: Parliamentary Procedure & Ethics Training | TUE June 17 | 12PM |
| • GBOS WS: Budget meeting 1 | MON July 7 | 10AM |
| • MOA GBOS Quarterly Meeting | MON July 28 | 4PM *Anchorage |
| • GBOS WS: Budget meeting 2 | MON Aug 11 | 4PM |
| • GBOS Rules & Goals part 2 | TBD after July 15 | |

Agenda Revisions and Approval

June 16 2025 GBOS meeting agenda approved with amendments	BS/ME	Assent vote
Amendments:	BS/BB	Assent votes
Remove item #8 as it is on consent agenda (Marijuana retail license)		
Move item #7 to pending business until July as there will be more clarity regarding dispatch services		
During the meeting, GBOS added Item #8 Airport Parcel H by unanimous vote		

Minutes Approval

May 19 2025 GBOS meeting minutes approved	BS/BB	Assent vote
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Consent agenda:

Letter of Non-Objection for License #M19277 Retail Marijuana Store The Herbal Cache, expiring 8/31/25.

Motion:

GBOS moves to approve consent agenda item as presented.	Assent vote
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GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

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

1. Legislative Report – Sen. Cathy Giessel, Rep. Ky Holland:
Ky Holland provides copies of his newsletter and a report of accomplishments. Governor vetoed some of the education funding that had bipartisan support. He urges people to continue to support education funding. Shaina Kilcoyne is a staff member working with Holland on energy issues.
Sign up for Holland's Newsletter on-line.
Assembly members – Z. Johnson/Keth McCormick – no report
Anchorage School Board Liaison – Andy Holleman is now the liaison for Girdwood. Discusses Governor's veto of funding.
HLBAC Report – Tim Channon provided handout in the meeting packet regarding Johnson and McCormick's amendment to the HLB annual and 5 year plans relating to the area north of the airport, known locally as the mitten.
2. Supervisor Reports:
Briana Sullivan – Anchorage Fire Dept has Firefighter Wednesday program available to view of YouTube.
3. Committee updates to GBOS: 3 min each; items not on the agenda but items of interest to the community
Wilbanks: GHEC has recommended transfer of parcel for RV park development and GBOS has sent Resolution supporting it. He requests updates as this is in process.
GHEC and LUC are discussing the parcel off Ruane for public private partnership.
LUC discussed lobbying the Assembly on STR registration.
Burnett: No Trails meeting in July. Trails Work party June 17 at the Beaver Pond from Crow Creek Road trailhead.
4. Standing Reports
Proposed Girdwood Developments: Updated report added to revised packet. Main change is that the MOA Legal Dept has determined that land use permits are required for development of Airport land. State DOT legal dept does not agree. No land use permit applications have been received. This ties in to later discussion specifically about airport parcel H, Public comment on the parcel, and the addition of an action item on the GBOS agenda. Connie Yoshimura provides update that the contract has been awarded to GMC Contracting to complete the offsite improvements, including connection of water, sewer, gas, electric etc from Hightower to Holtan Hills. Work will begin July 7 and is contracted for 75 days, ending approx. September 20. Access to Middle Iditarod National Historic Trail and Athabaskan trail will be closed. A map of the project will be provided to Girdwood Staff. Contractor will place signage regarding private property and trail closure.

Girdwood Airport Parcel H: Information received today from DOT leasing regarding Parcel H. The amendment to the lease proposal increases the size of the parcel. This change is not seen as a substantial benefit by the residents of the area, who oppose the lease in either this or its original form and request that it is rescinded. Comments on the amendment are due July 11 and must be provided via USPS to DOT. Camilla Siefert and Steve Halverson request action by GBOS regarding the amendment, the lease and request for action by MOA as well.

GVSA non-property tax funds: No new report

GBOS Rules and Procedures revisions: GBOS met last week and discussed revisions. Comments are requested by June 22 to staff. Follow up meeting is to take place once changes and recommendations are compiled. First step of the revisions will focus on adjustments to match how GBOS is operating at this time.

STR Registration and regulation: No new information yet on a proposed ordinance for the Anchorage Bowl.

5. Service Provider Reports (5 mins each)
Fire – Chief Weston: Busy in May, quiet so far in June. Wildfire mitigation day was a success, possible that another session may be added this summer.
Police – Chief Achee: Meeting with Town Council will provide more information for the dispatch services.
Roads/Parks & Rec – Kyle Kelley: See meeting packet.

PUBLIC COMMENT: Persons offering public comment must state their full name and address.

Krystal Hoke: Little Bears project is rolling. Foundation likely to be poured this week.

Brian Burnett: Concern about Trail Closure for Holtan Hills Development for 75 days. This will be impactful also to pathway for school access.

Deb Croghan: Concerned about impact to trail access from off-site work for Holtan Hills. Concerned about Airport Parcel H and reiterates request for letter from GBOS to DOT.

OLD BUSINESS:

6. Lions Club Park Pavilion: Staff request for capital funding to cover project payments for reimbursement from the 2024 Land and Water Conservation Fund grant (Supv. Burnett/GVSA Staff)
Last month GBOS approved a resolution of support for the site plan, which has been accepted by the planning department. This item is funding the project. Expenses that can be reimbursed under this grant include the pre-development, engineering, design, staff time, project management, labor and materials. LWCF is a 1:1 matching grant, so costs must be paid up front and then are reimbursed. The pavilion has potential to become a revenue source with permitted events, such as Backroads picnics.
Lions Club has raised \$25,000 for the project. Costs are expected to be approximately \$170,000. Request is that GBOS approve NTE \$150,000, knowing that between reimbursements and other funding, the total cost to service area should end up around \$40,000. Discussion on this item was postponed during the meeting so that Service Area Manager could explain the funding when he was able to join the meeting. Early motion was for \$169,974, this was amended after GVSA manager explains the funding.

Motion:

GBOS moves to approve NTE \$150,000 from the Parks and Rec account for construction of the pavilion at Lions Club Park with reimbursement on a 1:1 basis via the Land and Water Conservation Fund grant.

Motion by KO/2nd BS

Motion carries unanimously by roll call vote.

7. Bed Tax allocation to Girdwood to mitigate negative impacts of STR. (Edgington)
Amount of bed tax received from Girdwood specifically is not known and the total number of STRS is estimated but not known. These questions would be resolved with creation of a registration for STRS. This would allow for plan to redirect funds from STR to Girdwood/neighborhoods impacted by STR to offset the impacts of STR. With additional information, GBOS can consider a resolution to send forward regarding mitigation of impacts of STR.

Motion:

GBOS moves to add item #8: Airport Parcel H to the agenda.

Motion by BB/2nd ME

Motion carries by Assent vote

Kellie Okonek states her potential conflict of interest in this topic as a leaseholder at the Girdwood Airport. Review of the conflict in the past has brought determination that her conflict was not substantial enough to recuse herself from voting. Same determination is made at this meeting.

8. Airport Parcel H
Two elements to this conversation:
- Comment from GBOS to DOT regarding the proposed amendment to the lease
 - Request by GBOS to MOA to also respond to the proposed amendment to the lease

Motion:

GBOS moves to write a letter in response to the proposed amendment to the lease.

Motion by ME/KO

Motion carries 5-0 in roll call vote

GBOS decides that Mike and Jennifer will write the letter. Letter will be shared with the rest of the board with members able to review and leave time for a reconsideration vote within 24 hours of receipt of the letter. Letter must be received by July 11 at 4PM to be accepted. No motion to send a letter to the MOA is made. GBOS adds this item to the MOA GBOS Quarterly meeting and members may address it with the Municipal Manager/Legal department.

NEW BUSINESS:

9. Review agenda topics for MOA GBOS Quarterly Meeting July 28 at Anchorage City Hall 4PM
DOT Airport land and Municipal Zoning and Planning requirements
Short Term Rental Requirements/proposed framework under T21C9/funds to mitigate negative impacts of STR
Funding sources for capital projects/timberline road paving
Whittier Policing contract and addition of enforcement for fire complaints.

REPORTS:

10. Reports (see packet)
Supervisor reports

Action Item Updates as assigned:

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

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

Request for Executive Session:

Other:

Adjourn 9:17PM