

**Holtan Hills Housing Advisory Committee**  
**Regular Meeting**  
**October 19, 2022**  
**4PM**  
**Minutes Final**

Meeting will take place via Teams teleconference and in person 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 Holtan Hills Housing Advisory Committee operates under the Girdwood Public Meetings Standards of Conduct.

4PM Call to order, Emma Kramer, Co-chair

Roll call: Emma Kramer, Brooke Lavender, Nathen Ellis, Erin Eker

Quorum confirmed (4)

Sam Daniels made contribution via email, please see meeting packet.

Agenda Approval for October 19 2022 Regular Meeting	Erin Eker/Nathen Ellis	Assent
Minutes approval for October 5 HHHAC Regular Meeting	Nathen Ellis/Brooke Lavender	Assent
Minutes Approval for Sept 21 Special meeting	Nathen Ellis/Brooke Lavender	Assent
Minutes Approval for Sept 14 Special meeting	Not addressed	
Minutes Approval for Sept 7 Regular meeting	Erin Eker/Nathen Ellis	Assent

1. Welcome and introductions: Emma Kramer
2. Land Acknowledgment: Emma Kramer.
3. Review:

Letter from Adam Trombley re: land and seed money. Letter was received from Mr. Trombley as response to the last meeting with Sam Daniel, Brooke Lavender, Adam Trombley and Connie Yoshimura. A follow-up letter has been promised, but has not yet been received. The letter doesn't really address the question that was asked at the meeting.

Nathen Ellis says the spirit of negotiations isn't being met, no options presented by MOA through Mr. Trombley. Not willing to give up, however, if there is a possibility of finding solution with the MOA.

Connie Yoshimura states that she believes that within constraints of HLB and work of the MOA there is an opportunity for an entity (still to be identified to receive a tract of land within Holtan Hills. Process for this is ill defined. There needs to be more clarity on the process and what entity needs to be established. Connie believes that there is a silent majority in Girdwood who support the project because of the severe lack of housing.

Brooke Lavender: Members who met with Adam Trombley were berated for statements of public at HHHAC and HLBAC. She recommends turning the project down until there is a community benefit included in the plans.

Emma Kramer reminds the group that at the last meeting HHHAC discussed recommending not supporting the project to GBOS if the plans still don't include provision for community housing. This is the current situation, however only 4 of the members are able to attend today. Letter with requests of HLB has not really been addressed. Vagueness in the letter was intentional, as the eventual designated non-profit may not yet exist, although the Girdwood CLT has certainly been mentioned as a possible partner in this. HHHAC are volunteers with many commitments and are not experts in the field of creation of such an organization. MOA has paid staff who should be assisting and working with the committee to find solutions. It is unreasonable for a committee of community volunteers to take on the technical aspects of this and be able to present an option to the MOA that will meet the legal requirements.

Committee was formed to represent the community.

HHHAC research and subsequent work has produced ideas that could be improved by advisors from the MOA, who are professionally skilled in areas of real estate, planning and municipal code.

Mike Edgington: HHHAC letter addressed both items for the Development Agreement and items specifically of the HLB to address. Trombley letter has addressed some issues narrowly, and some incorrectly.

Deed Restrictions: No new comments.

4. Discuss and possible vote regarding addition of Housing and Economic Development to GVSA powers  
This suggestion comes from GBOS, which may take action to request power to tax property owners to create a fund for Housing and Economic Stability. This would allow Girdwood to address Girdwood concerns that are not shared by the rest of the MOA. HHHAC may want to provide an opinion for GBOS on this.

This falls outside of the parameters of the HHHAC. Prefer to address this with a larger group representing the HHHAC. This should be discussed at Land Use. GBOS will have a work session in the future of this.

Item postponed for consideration at a future meeting.

5. Identify next steps

Last meeting the group agreed that HHHAC would not support if none of the asks of MOA have support. This is the current situation, however, the letter from Adam Trombley seems not to really answer questions, and an updated letter may be forthcoming. HLBAC has passed revisions to their Resolution, likely to be voted on October 27.

Anchorage Assembly has work session on Holtan Hills in early November.

Anchorage Assembly will likely hear it late November/early December with decision after that in either December or January.

Connie states that there is still potential for land and seed money option. Action needs to occur to deal with legal requirements to make such a transfer possible when development in phase 1 is completed. This will occur after road, water, sewer, gas, electric and tract is platted. She encourages the group to continue to pursue finding agreement.

Nathen Ellis says the development is needed and could be very good for Girdwood. He urges that the group resist acting too swiftly as there is still time before Assembly will vote.

Erin Eker also recommends taking time to, re-engage HLB to work toward positive solution.

Emma Kramer states that HHHAC worked hard based on limited time with lack of headway and breakdown of communication as the result. MOA tasking Girdwood to figure out the solution alone is unreasonable. MOA needs to dedicate staff and time to resolve. Requests made of MOA are working in other places that deal with these housing issues unique to resort communities and not represented in the MOA otherwise. Wondering if the committee should go forward or if this should go forward by individuals instead of public committee.

Brooke Lavender says that the MOA has denied the suggestions of HHHAC and has not supplied other ideas that might work.

Connie recommends that Girdwood meet again with Adam Trombley.

Emma Kramer states that 3 key members are not here and it is not known if they will be able to attend a future meeting with Mr. Trombley, unable to set or suggest a date at this time, and it is unclear if there is need for HHHAC to hold this meeting or if it should be GBOS.

Motion:

HHHAC moves for Erin Eker to write a letter on behalf of the committee to update the GBOS on the status:

- So far no satisfactory conclusion to letter sent by HHHAC to HLB.
- HHHAC not ready to give up on possibility of land and seed money to meet community housing need.
- Request that GBOS set up a meeting with Adam Trombley to address the land/seed money or other ideas the MOA may have to resolve this
- HHHAC stands ready to meet with MOA/HLB to discuss ideas to support need for community housing in the development of Holtan Hills.

Motion by Brooke Lavender, 2<sup>nd</sup> by Nathen Ellis

Vote via roll call

4 in favor, 0 opposed

Motion carries

6. Confirm upcoming meeting schedules:

HLBAC October meeting is scheduled for Oct 27 at 11:30AM

HHHAC can go dormant until needed, instead of dissolving.

If an additional meeting is needed, the week of Nov 14 may be the best opportunity. Specific date would need to be polled for if such a meeting is requested.

Public Comment: None

**Adjourn**

6PM