

**Holtan Hills Housing Advisory Committee**  
**Special Meeting**  
**September 14, 2022**  
**4PM**  
**Minutes Draft**

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.

Call to order, 4:01PM Sam Daniel, Co-chair

Roll call: Sam Daniel, Emma Kramer, Nico Reijns, Erin Eker, Dave Hamre, Brooke Lavender

Quorum confirmed

Agenda Approved for Sept 14 HHHAC Special Meeting with amendment in topic order     Erin Eker/Dave Hamre     Assent vote

1. Welcome and introductions  
Sam discloses that he emailed all members of committee in order to brief the group on action to be taken going forward as this topic was not able to be adequately addressed at the GBOS meeting last week.
2. Land Acknowledgment: Emma Kramer
3. Discuss best format for negotiations on behalf of the community and GBOS with CY Investments and HLB.  
Adam Trombley has been tapped to become the Mayor's Chief of Staff  
New Director overseeing HLB is to be Lance Wilbur. Mr. Wilbur has indicated he plans to have Mr. Trombley continue with overseeing Holtan Hills project on behalf of the MOA.

Disposal of Holtan Hills parcels is on the HLBAC meeting agenda on Sept 22 at 11:30AM. It is expected that HLB staff recommendation will be for this to be discussed in September and action postponed to the HLBAC October meeting.

Planned meeting of HHHAC, CY Investments and HLB is currently Sept 21 at 4PM. To be more successful and stay within Open Meeting Act requirements, Sam requests that the committee select 2 members to attend this meeting, acting as messengers from the committee as a whole. They will then report back to the committee.

Motion:

HHHAC nominates Sam Daniel and Emma Kramer (Brooke Lavender, alternate) present the HHHAC Letter to HLB and CY Investments, on or before September 21.

Discussion: meeting is currently scheduled for Sept 21 at 4PM; sooner would be better because of the HLBAC meeting the next day.

Motion by Dave Hamre, 2<sup>nd</sup> by Nico Reijns

Assent vote

Motion:

HHHAC nominates Dave Hamre to represent HHHAC request to postpone disposal of Holtan Hills parcels at the HLBAC meeting on September 22 at 11:30AM.

Motion by Brooke Lavender, 2<sup>nd</sup> by Nico Reijns

Assent vote

Group discusses how to keep the community updated on progress of discussions. HHHAC is making recommendations that require action by HLB and/or CY Investments, including a Memorandum of Understanding that makes commitments to address the community's concerns in the project.

4. Review revised draft letter  
Motion:  
HHHAC moves to approve v7 with 1 edit and request GBOS approval of this document.  
Motion by Nico Reijns, 2<sup>nd</sup> by Emma Kramer  
Assent vote.

Holtan Hills Housing Advisory Committee Agendas and minutes are available on line: <http://www.muni.org/gbos>

5. Discuss Sep 22 HLB Advisory Commission meeting, which includes action to approve the disposal of the land based on the April 29 development agreement. This has been discussed under item #3.

Group determines that Emma Kramer will share information with the community via social media after the meeting on Sept 21. People who wish to testify at HLBAC will need to sign up to do so by 5PM Sept 21.

Sam and Emma will try to shift the HLB and CY Investments meeting earlier in the week so that there is more time to review with the committee before the HLBAC meeting on Sept 22.

If this occurs, a Special Meeting or Work session may be called for Sept 21.

Sept 28 is also available for an additional meeting. Other meetings will be scheduled based on outcome of the request to delay disposal at HLBAC and progress of discussions with CY Investments and HLB.

6. Discuss HHHAC recommendation on process going forward

Motion:

HHHAC moves to request that the GBOS affirm that HHHAC purpose is to engage with CY Investments and HLB to draft relevant documents (Memorandum of Understanding, revision to the Development agreement, etc.

Motion by Nico Reijns, 2<sup>nd</sup> by Erin Eker

Assent vote

Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda.

**Adjourn** 5:30PM