

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
Jennifer Wingard & Kellie Okonek, Co-Chairs
Brian Burnett, Amanda Tuttle, Nick Crews

July 27 2026 MOA GBOS Quarterly Meeting Minutes Final

4 p.m. via Microsoft Teams & Anchorage City Hall

This hybrid meeting is taking place via Microsoft Teams and at Anchorage City Hall, 8th Floor Conference 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 Brian Burnett; Kellie Okonek, Co-Chair, arrives 4:02 and begins to 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: Brian Burnett (BB), Amanda Tuttle (AT), Nick Crews (NC), Jennifer Wingard (JW), Kellie Okonek (KO)
No Disclosures

Agenda Revisions and Approval

July 27 2026 MOA GBOS Quarterly Meeting Agenda approval

Attending: Bill Falsey, Municipal Manager; Tiffany Briggs, Real Estate Director; Bob Doehl, TMP Planning/Development/PW Director; Melisa Babb, Planning Director; Emma Giboney, HLB Land Management Officer Michelle Weston, Fire Chief Girdwood Fire & Rescue; Cormac Quinn, GFR staff.
GVSA MOA Staff: Kyle Kelley, Margaret Tyler
Public attending: Connie Yoshimura, CY Investments

Agenda

1. Welcome and Introductions
2. Progress toward Girdwood as second-class city (Co-chairs)
GBOS will pursue as much autonomy as possible within the Municipal system, as they have with the prior Municipal Manager.

"Second Class City" is a legal designation involving separate from the MOA and is likely a difficult lift. Formal separation to create a second-class city would require:

- Boundary Commission petition and vote
- meeting State regulation that requires that a community join a larger governmental unit (to avoid many small government units)

Administration will continue to work with Girdwood to expand local power, as they recently did with change to code so that now GBOS can propose T21C9 amendments.

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

Supervisor Tuttle mentions that Girdwood is DNR land conveyed to the Municipality. Land management is fundamentally different than that of Anchorage.

Supervisor Wingard states that achieving additional autonomy so that all items of Girdwood interest don't need Assembly approval as this is a long and cumbersome system

Supervisor Okonek states that autonomy specifically about land use is of high importance to the community.

3. Girdwood Priorities

- a. Non-residential tax-funded projects in Girdwood (ie Tourism Improvement Projects and Public Safety IT)
GBOS requests for TIPS and Public Safety taxes for local projects. (GHEC: Okonek; Public Safety: Tuttle)
GBOS Committees will discuss ideas and forward them to GBOS in August.

Total funding for TIPS is approximately \$1.5M total. This will be a part of the municipal budget process, which has started in gathering concepts and will continue with Assembly review and adoption of the budget. GBOS may make recommendations, as any other individuals and groups can. These recommendations would go through a process of consideration before going to the Assembly for budget public hearing, revision and adoption.

Current ideas under discussion for TIPS funds are:

RV Park Feasibility Study

Public restroom facility that would be part of the RV Park complex

Supervisor Tuttle adds need for infrastructure to support the volume of visitors at the Girdwood Station Mall.

Public Safety/IT ideas are not discussed at this meeting.

- b. On-going items in GVSA on HLB managed land (Land Use: Wingard):

Orca View and Girdwood Industrial Park plats have now formally been recorded. This is a milestone in achieving eventual goals for these parcels.

Next steps for achieving disposal of Orca View land for development of workforce housing.

HLB states that they remain committed to developing this parcel as discussed. This will begin in Girdwood Housing and Economic Committee (GHEC) and then vet the project through Land Use Committee. Ryan Yelle will attend GHEC in August.

Next steps related to Girdwood Industrial Park:

Initiating transfer of management of Tract B-5 to GVSA, continuing the use for Roads and Fire Department.

One parcel will be put up for competitive bid, Tract B-4. Group discusses how local businesses can become aware of the land bid process:

HLB has a mailing list that people can request email regarding HLB items: HLB@AnchorageAK.gov

Bid opening will be physically posted at the property.

GBOS requests that the item is announced at local meetings also, perhaps through Visit Girdwood (Girdwood Chamber of Commerce)

Any further contact from speculative developers?

No.

- c. Holtan Hills: mitigating impacts, development update, including traffic study for town center (GHEC: Okonek)

Received interest from 168 for approximately 40 available lots in Phase 1. Working on a system to award reservations. Designing a plat that focuses on family needs: proximity to school, floor plans that support families (number of bedrooms), various size lots. CY investments follows AO 2023-137 (As Amended). See meeting packet for AO/AM. This AO awards the land to them and designates stipulations to the development. In addition, there are requirements of financing that require 50% owner occupancy. Civil engineers are working on specifics of the pedestrian pathway as it goes through the neighborhood.

Impacts of development: Need for Infrastructure improvements

Traffic study: Not required by Phase 1 addition of 40 lots. In Phase 2 and upon accumulation of \$125,000 funding set aside for design of secondary access to Crow Creek Road.

GBOS remains concerned about traffic impact of new neighborhood in Phase 1

AWWU: Supervisor Tuttle states that water treatment plant is currently out of compliance related to release of treated water. Tuttle has requested water study by Dept of Environmental Conservation.

- d. GBOS requests update on status of completing a Watershed study for Girdwood Valley (Public Safety: Tuttle)

No watershed data collected since 1970's, no comprehensive studies or understanding of the watershed. Tuttle is trying to meet with watershed department for permit cycle. Request that MOA attendees support completion of watershed study soon.

- 4. Girdwood Fire Department Items (Fire: Crews; Staff: Kelley)
 - a. GBOS Requests Municipal EMS contribution increase to \$TBA for 2027 Girdwood Fire Dept Budget.
 - b. GBOS request for explanation of new IGCs assessed to Girdwood Fire Dept: Ombudsman and GIS Mapping Group also discusses that in past years there were substantial IGC's for Chief and other elements that seemed outsized for the department. GBOS met with OMB and expressed concern, these have appeared lower in more recent reports. However, for coming year, there were new charges for Ombudsman and GIS mapping.

Chief Weston requests lowering of IGCs.

No specific request for EMS contribution increase by MOA Areawide by Girdwood Fire Dept yet, however more funds are needed to provide EMS service within the GVSA service area and the contracted service area (Seward Highway/Turnagain Arm).

- 5. GBOS request for outline of process & establish contacts for change Municipal code re: relocatable dwellings (Land Use: Wingard)
Using new municipal code that allows GBOS to recommend their own code changes to T21C9, GHEC has recommended, LUC has supported and GBOS is now requesting a code change that is similar to one passed in Anchorage last year for relocatable dwellings in specific areas in Girdwood.
MOA steps to formalize are:
GBOS review code change language with Girdwood Comprehensive Plan (GBOS believes this has been completed); Update comp plan if needed
Share code change language proposed to Planning (Melisa Babb)
Planning complete review of the proposed changes
Planning assist in moving code change to PZC and Assembly.
Melissa and Kellie to connect on this at the end of this meeting.
- 6. GBOS request for information about AO2026-89 and AO2026-93, which could provide tax abatement for first time homeowners and encourage mixed use development.
Enable owner to have more funds available for purchase of home through tax abatement of MOA tax.
Possible that Girdwood could opt out once proposals are finalized. Currently the parameters are being determined and studied.
Currently targeting properties sold to first time homebuyers at or less than \$496K (avg MOA sale price in last year). This price point seems unlikely to be useful in Girdwood; Assessors office information pending.
Impact on local service area budgets is a concern in Eagle River; GBOS seeks data on what the actual impact would be to support first-time homeowners acquiring housing and to tax collection.

Public Comment: None

Adjourn 5:15PM