

# 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*

## **July 28 2025 MOA GBOS Quarterly Meeting Minutes Final 4 p.m. via Microsoft Teams & Anchorage City Hall**

This hybrid meeting is taking place via Microsoft Teams & at Anchorage City Hall, 8<sup>th</sup> 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 Mike Edgington, 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 GBOS: Mike Edgington (ME); Briana Sullivan (BS); Brian Burnett (BB); Kellie Okonek (KO)  
Jennifer Wingard is excused.

MOA attending: Rebecca Windt-Pearson, Municipal Manager; Tiffany Briggs, Real Estate Director; Ryan Yelle, Land Management Officer; Emma Giboney, Land Management Officer; Bill Falsey, Chief Administrative Officer; Ross Risvold, MOA Finance Officer; Quincy Arms, Managing Assistant Municipal Attorney; Zack Schwartz, Municipal Attorney (Girdwood projects); Lance Wilber, Planning, Development and Public Works Director  
Suzanne LaFrance, Mayor

Other Attending: Cynthia Weed, KL Gates; Steven Kantor, Masterson Advisors. Specialists in bonding and finance.

Disclosures: None.

### **Agenda Revisions and Approval**

July 28 MOA GBOS Quarterly Meeting Agenda approved with addition of Item #7      BS/BB   Assent

### **Agenda**

Welcome and Introductions

1. HLB Update on Girdwood Industrial Park progress (Tiffany Briggs, HLB)

R&M and HLB plan to provide presentation regarding Girdwood Industrial Park at LUC and GBOS in September. Minor change to parcel boundary in order to create more usable space due to wetlands. Overall the effort is as discussed and approved by GBOS in the fall. HLB is in process of contacting all permittees.

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

2. DOT Airport land and Municipal zoning and planning requirements

MOA has received the application for a Land Use Permit from the permittee. MOA area of concern is the building structure and that it conforms with setbacks and other elements of municipal code. A hangar on airport land is a use of right. The Land Use Permit will become public when it is approved.

Alaskans for Responsible Airport Development, a non-profit created to work on this issue, requests help from the administration and Mayor as proposed development will eliminate buffer between residences and airport expanded facility for heliskiing operation. They cite that new comprehensive plan and Airport Master plan support development to the north, not to the south of existing facilities.

MOA only has influence within the area of their jurisdiction. MOA will follow up with information on appeal process for the Land Use Permit.

3. Short Term Rental Requirements

Proposed framework under T21C9

Funds to mitigate negative impacts of STR

In the end of the Bronson administration, Assembly worked on STR regulation, which was narrowly passed by Assembly and then was vetoed by the Mayor. Following that, Assembly passed an AO requiring reporting for tax purposes by STR platforms, which has been contested by the platforms and had little compliance. Municipal staff has been assessing options to meet the need at least for understanding the volume of STR in Anchorage and is drafting an AO for consideration by the assembly that would likely be a no-fee, no enforcement mechanism to receive data. GBOS states that something with more enforceability and managing issues of STR is needed and states that other communities that have taken minimal steps initially have had difficulty moving to more substantive efforts. Communities with small percentage of STR may have leeway for factfinding element, however Girdwood Valley Service area likely has greater than 20% of housing dedicated to STR.

4. Funding for Girdwood Capital projects: Timberline Road Paving

Bonding effort failed in Anchorage, although it passed in Girdwood.

Another option is Lease-Leaseback approach, where other municipal assets are provided as collateral for the project. This can only be used to fund essential services. Compared to bonding, the interest rate is higher and the amount to be borrowed is tied to the value of the assets used for collateral. Collateral property can only be tied to one project at a time. If the project is too large, we may need to take it in smaller chunks and renew Lease/Leaseback by completing the project in phases. Term of the loan would be negotiated with funders. There are likely penalties for early payoff.

If repayment of the debt is to be paid by a special levy outside of the mill rate cap, the item would need to appear on the spring ballot in GVSA. If repayment is to be paid by allocation within the tax cap, this can be managed through Assembly action only. This item is likely to return as a topic during the 2026 GVSA budget discussions.

5. Whittier Policing Contract and addition of enforcement of Fire Complaints

Whittier police contract extension provided for increases, however memo from Whittier indicates additional costs and must have Assembly approval in order to proceed. Enforcement for additional elements not included under the current contract would require amendment to the contract and possible code amendment. Before pursuing this, it would be wise to check with Whittier to see if they are willing/able to take on additional enforcement tasks. Whittier generally operates under state law, not municipal codes.

6. Discuss method for GBOS to initiate changes to T21C9.

Item was discussed at previous MOA GBOS meetings – basically a request for code change to allow GBOS to make code changes to T21C9 as Chugiak Eagle River Advisory Board does their section of code. MOA legal has drafted language and will provide it via email.

7. Discuss AO to add another position for a Girdwood resident to serve on HLB Advisory Commission.

Also discussed in other meetings and is part of the GBOS input of the HLB Annual and 5 year plan. GBOS has requested more local participation on HLBAC. Currently one seat on the HLBAC is to be held by a Girdwood resident. HLBAC has 7 seats total, this would not change. MOA Legal has drafted this AO and will provide it via email

**Public Comment:** None

Adjourn 5:03PM