

Municipality of Anchorage



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

David Bronson, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

October 24, 2022 MOA GBOS Quarterly Meeting Minutes Final

4:00 p.m. via Microsoft Teams & Girdwood Community Center

This meeting is being held via teams with in-person attendance at the Girdwood Community Center, 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 4:00 p.m. Mike Edgington, GBOS Co-Chair

Roll Call:

GBOS attending are Amanda Sassi, Mike Edgington, Jennifer Wingard; Briana Sullivan arrives 4:15

Disclosures: None

MOA attending are Amy Demboski, City Manager; Blair Christensen, Acting Municipal Attorney; Mike Braniff, Director Anchorage Parks and Recreation; Adam Trombley, Mayors Chief of Staff and lead on Holtan Hills Project.

Agenda Revisions and Approval

October 24 2022 MOA GBOS Quarterly Meeting Agenda draft Amanda Sassi/Jennifer Wingard Assent vote

Agenda

1. Cemetery Bonding 2023. Girdwood (Eagle River)/Anchorage Memorial Park bonding proposition for Spring 2023 Areawide election.

Girdwood Cemetery Committee, lead by Tommy O'Malley, has been working with Rob Jones, Anchorage Memorial Park and Tom Looney as well as Chugiak/Eagle River councils. Bond proposed includes improvements to the Anchorage Memorial Park, which will reach capacity soon and new "neighborhood" cemeteries for Girdwood and Chugiak/Eagle River. Tommy has been discussing the project for many years with this and prior administrations and has received broad support from Assembly members.

Blair Christensen states that bonds require rigorous vetting and review before Assembly approves for ballot. This process has begun already for other bonds planned for consideration for the 2023 ballot. Vetting includes contracted assistance from bond counsel to determine viability of bank funding of the bond. City Attorney offers assistance in getting this item included in the projects currently under review.

Solid bond proposal must be provided to Municipal Attorney as soon as possible.

2. Addition of Housing and Economic Stability as a power of GBOS.
Girdwood is interested in adding this item to the GVSA ballot in the Spring 2023 election.
Request attendance by Blair Christensen, Acting Municipal Attorney for assistance in this process and in drafting ballot language.

Similar to the Cemetery Power that GBOS has, the idea is that Girdwood voters would be given the opportunity to tax themselves for Housing and Economic Stability projects, such as formal feasibility studies, determination of funding sources, and creation of an initial plan and determination of a way to execute that plan through a non-profit entity.

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

Girdwood's housing and economic stability issues differ from those of the rest of the MOA, and study of them as well as promotion of solutions falls outside of the priorities of the rest of the MOA as it impacts such a small percentage of the overall MOA population but is key to the community's stability.

The purpose would not be to regulate housing but may be used to determine a non-profit entity that could be contracted to further Girdwood need for workforce housing in order to keep Girdwood businesses viable.

Mike Edgington will discuss further with Legal dept to clarify the concept and receive feedback on path forward.

3. Holtan Hills Project

- Request update on status of MOA support for changes to meet needs of community as expressed through the Holtan Hills Housing Advisory Committee letter and meeting with Adam Trombley, Chief of Staff.

Adam Trombley states that the list of requests of the HHHAC have been very broad:

--Increased density, without a statement of how much density, specifically, is requested.

--Funding and/or land to a non-profit entity, no such entity is named yet

Pursuing legal determination without specifics is difficult, so legal determination was based on the GBOS receiving funds/land, which is not allowable. Group discusses that GBOS is aware that they do not have this authority. MOA does give land management authority for land, such as parks and rec, so setting up something that will be more clearly defined in the future has some potential, if MOA/HLB will consider.

HLB is required to work within HLB code, part of which requires that HLB remain solvent. Concern that dedication of funds toward a non-profit entity may undermine HLB solvency. HLB is not tax funded, funds from leases and land disposal provide income that funds the HLB.

RFP included language related to workforce housing, and the proposal that was selected also included language about workforce housing, however the Development Agreement that was produced does not ensure that housing created through this project actually addresses the housing needs in Girdwood. Request is for land to be deeded over to developer have some portion that returns to MOA to be deeded later to a non-profit entity to create workforce housing within 10 years.

It is noted that the Development Agreement was not available for review by public until after it was signed. Assembly ultimately is responsible for approval of land disposal, public process prior to that disposal will provide opportunity for Girdwood concerns to be raised. Goal of the HHHAC has been to find a solution that makes this a palatable project to Girdwood in order to avoid protest of the project at the Assembly.

City attorney states that change to Development Agreement would need to be agreed to by both HLB/MOA and Developer as it is executed.

Developer states that she plans to create an HOA that requires not less than 30 day lease agreement; HOA can be set up to require that 100% of the HOA must agree to different parameter and HOA would have authority to enforce the requirement. This would effectively remove the issue of Short Term Rental.

She also states that townhomes and other multi-family options require 50% owner/occupy in order to qualify for housing loan programs. These are reviewed and accepted by funders every 2 years and should ensure that at least 50% of the multi-family units create and maintain community housing.

GBOS offers that Girdwood real estate market is out of the ordinary, existing multi-family complexes are not 50% owner-occupied and cash buyers are driving out those who are funded by loans such as those discussed by the developer (AHFC, HUD, etc.). Without intentional effort, adding more housing in Girdwood will not improve the ongoing housing crises, which impacts local residents and businesses. This situation is well-documented by other resort communities and is not reflected in the current development agreement.

- Request update on GVSA request for legal review of HLB process in RFP process and Development Agreement was made formally in August, 2022.

No update on this is requested at the meeting.

- GBOS update to MOA on status of community support of this project from residents of Girdwood and Crow Creek neighborhoods.

Holtan Hills project as it currently is a tough sell in Girdwood. Public sentiment is nearly universally opposed. Creation of housing alone does not resolve and may negatively impact the current housing crisis in Girdwood.

4. GBOS vote regarding Resolution to formalize community input regarding Holtan Hills land disposal project.

HLBAC will meet this THU to discuss and likely vote on a resolution to support the land disposal. GBOS has received a letter from HHHAC stating the current status of discussion with HLB/MOA thru Adam Trombley. This letter is included in the meeting packet.

Motion:

GBOS moves for Briana Sullivan and Jennifer Wingard to write a GBOS Resolution reflecting the disagreement with the Holtan Hills disposal under the current Development Agreement.

Motion by Jennifer Wingard, 2nd by Briana Sullivan

Vote via roll call

4 in favor, 0 opposed.

Motion carries.

Letter is to be completed and provided to the MOA/HLB prior to the HLBAC meeting on THU at 11:30.

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

None

Adjourn 5PM