

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

April 24, 2023 **MOA GBOS Quarterly Meeting** ***Minutes Final***

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

This meeting is being held via teams with in-person attendance at the Girdwood Community Room, 250 Eglhoff 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. Briana Sullivan, GBOS Co-Chair

GBOS Roll Call: Briana Sullivan (BS), Mike Edgington (ME), Amanda Sassi (AS), Jennifer Wingard (JW), Guy Wade (GW)

Disclosures: None

MOA attending: Kent Kohlhasse, Acting Municipal Manager; Lance Wilber, Director of Economic and Community Development; Dave Whitfield, Current Planning Division Manager; Ryan Yelle, Sr Planner, Current Planning Division; Emma Giboney, Land Management Officer, HLB; Jonathan Taylor, Land Management Officer, HLB

Agenda Revisions and Approval

April 24, 2023 MOA GBOS Quarterly Meeting Agenda approved with shift of item under #1 to become Item #4
Agenda approval with changes ME/JW Assent

Agenda

Welcome and Introductions

1. Girdwood Housing Concerns (Lance Wilber)

HLB Study of inventory and mechanisms to support Residential Development:

As requested by the Anchorage Assembly, HLB completed their study of HLB land holdings in Girdwood and presented their findings to the Assembly Enterprise and Utilities Oversight Committee on April 20. Report will be provided to GBOS and included in the final meeting packet for this meeting. Assessment narrowed 58 HLB parcels to 11 that are suitable for potential development.

Second part to the Assembly request of HLB was study of financial mechanisms to support residential development in Girdwood. There are a few newly emerging options due to change in State Statute. Mr. Wilber also mentioned creation of an overlay district. None of the mechanisms were discussed in detail.

Discuss GVSA questions posed in the letter to Director Wilber dated 4.19.23. Items in the letter are:

- Status of the Development Agreement with CY Investments: MOA is still bound by the Development Agreement. It is now up to the Developer to seek action.
- Sole Source Agreements related to Holtan Hills Project: A total of \$163,000 of services related to early development of the project were awarded, mainly having to do with surveying for platting. Of the total amount awarded, \$86,000 has been spent and deliverables from that have been received.
- Replat status: Replat was approved and continues forward as it is likely to be a benefit in some future development of the parcel. It is expected that the plat will record after the section line easement is vacated, which is a process with city and state components and could take some time.

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

- Formal bifurcation of Holtan Hills and Alyeska Village was completed. HLB will share this unless the MOA Legal Dept indicates otherwise.
- Alyeska Village project: 2023 HLB Work Program includes creating a new policy to engage HLBAC earlier in HLB projects.
- Less redacted copy of Development Agreement to show location of projects on a general area map. HLB will review what has been released and will additional information if they can.
- Request to terminate the Development Agreement with CY Investments. Action on the Development Agreement rests with CY Investments, not the MOA at this time.

Review of Resolution 2023-08 RE: Neighborhood vs Area Master Plans and status of Crow Creek Neighborhood Land Use Plan

At issue is that the Crow Creek Neighborhood Land Use Plan was created by the Heritage Land Bank and states that it is to be used as an Area Master Plan. However, while straddling these two plan types and purposes, there is no clear avenue for update, revision or removal of the plan.

Use of the plan in this way was not tested because the Holtan Hills project never got to that level of review within the MOA. It is understood that the position of Planning Dept is that the Development Plan of a proposed development would have to change to match the needs of the Area Master Plan. The community and GBOS believe that at that point a project would have gone too far in development to be reconsidered in a substantive way.

Request is that the use of the CCNLUP as the Area Master Plan is removed to avoid this occurring in the future.

HLB and Planning will review and report back.

Discuss status of sewer line to internal parcel boundary:

Federal funding received to extend the sewer line to the property edge. This will be completed by AWWU.

2. GVSA seeking assistance with meeting Girdwood Industrial Park needs, specifically access issues, needed infrastructure such as power, and long term plans (Lance Wilber or HLB Delegate)
Concerns of permittees include lack of access to permitted lots and lack of infrastructure at permit lots. Status as a permit holder compared to a lessee or owner has implications to businesses that operate from the industrial park, including the GVSA road maintenance operation.
HLB and Girdwood Industrial park permittees and leaseholders to meet to discuss their needs.
3. GBOS topic: Review and vote on The Boutet Company proposal for design and engineering to bring power to the GVSA Industrial Lot at a cost not to exceed \$7500, from previously encumbered funds of \$18,000. This topic is related to the GIP discussion overall. GVSA road maintenance lot needs power in order to plug in vehicles and have lights to operate under in winter. Transformer to be placed on the platted edge of an existing developed lot and power will be strung along the bull rail with lighting at each end.

Motion:

GBOS moves to approve NTE \$7500 from the previously encumbered funds to create design and engineering plans to bring power to the GVSA Industrial Park lot.

Motion by Mike Edgington, 2nd by Guy Wade

Roll Call Vote, 5 in favor, 0 opposed

Motion carries.

4. Introduction of formation of Housing and Economic Stability Committee of GBOS (Prop 7).
In putting forward a call for applications, it became clear that there is confusion about if the committee that GBOS agreed to creating is an Ad Hoc group meeting for 1 year on the specific tasks discussed or if it is the Standing Committee that will serve and evolve to study other elements of Housing and Economic Stability.

Draft language for a standing committee is presented in the updated meeting packet.

Motion:

GBOS moves to create an ad hoc committee to study the HLB parcels and methods to create temporary housing solutions to address the current housing crisis in Girdwood.

Motion by Mike Edgington. No 2nd

motion dies.

Motion:

GBOS moves to create a standing committee that will focus on limited scope of Review of HLB parcels and methods to create temporary housing solutions to address the current housing crisis.

Motion by Mike Edgington/2nd by Amanda Sassi

Vote via roll call; 4 in favor, 1 opposed (JW)

Motion carries.

Other follow-up:

HLB 2023 Work Program includes Girdwood Industrial Park. Preliminary Draft was released several weeks ago for comments from HLBAC. Draft 2023 Work Program and 2024-28 Management Plan will be released on TUE April 25 and will be forwarded to GBOS.

Status of the Suspension Bridge to replace the Hand Tram. Assembly is to vote on the Design/Engineering contract at the TUE April 25 meeting. MOA confirms that funding is in place for this project as funding must be confirmed before vote to award contract can take place.

Status of HLBAC. Meeting in April was canceled due to lack of quorum. HLB confirms that there will be a quorum for the May meeting.

Public Comment: None

Adjourn 5PM
ME/JW