

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

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

January 22, 2024 MOA GBOS Quarterly Meeting Minutes Draft 4:00 p.m. via Microsoft Teams & Anchorage City Hall

This meeting is being held via teams with in-person attendance 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 4:00 p.m. Jennifer Wingard, GBOS Co-Chair

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

Amanda Sassi is absent

Quorum confirmed

Disclosures none

Agenda Revisions and Approval

January 22, 2024 MOA GBOS Quarterly Meeting Agenda approved BS/GW Assent

Agenda

Welcome

Introductions: Attending are Kent Kohlhase, Municipal Manager; Tiffany Briggs, Real Estate Director; Emma Giboney, HLB Land Manager

1. Request for guidance regarding homeless issue in Girdwood and safety and maintenance concerns (LUC Supervisor Wingard, GVSA Staff)

Girdwood is experiencing homeless camping, particularly among people who have jobs in Girdwood in service industry. Municipal Manager states that MOA policy is to be rolled out soon. He recommends GVSA manager and others meet with the Dept of Law and Police Chief Kerle to discuss once policy is available. It is noted that Girdwood is not within Anchorage Police Service Area, so Whittier Police Dept should be included in discussions.

2. HLB Items: (Supervisor Wingard, Supervisor Edgington; HLB Director, HLB Staff)

- GVSA Collaboration on Girdwood Industrial Park (meetings, check-ins, stakeholder assistance)

When last discussed the HLB was creating a list of options for more efficient method to move to Phase 2+ of the Industrial Park and was discussing those ideas with current and prior leaseholders. HLB is now working on their 1 and 5 year plans, and once those plans, including the Girdwood Industrial Park, are approved, they will complete a feasibility analysis of the ideas that have come forward. HLB plans to present the outcome of feasibility analysis to GBOS at the April 29 MOA GBOS meeting and then wants to schedule a joint meeting of GBOS and HLBAC (likely in May). IT is noted that the possibility of withdrawal of land from HLB to GVSA as a municipal department should be considered as an option or intra-government land transfer in the Industrial Park, which includes the road service lot and Fire Department lot.

- HLB 1 and 5 year plan draft

Comment period is now open, comments accepted thru Feb 9. Hearing at HLBAC is Feb 22 with likely Assembly hearing at the 2nd meeting in March.

HLB requests that GBOS review the Tesla request for EV charging station in the Park and Ride and provide input on this potential as a comment in the work plan. Fire Dept states concern for space needed and fire hazard.

GBOS will consider this at the GBOS meeting Jan 22 in the evening and may schedule a Special Meeting to address 1 and 5 year plan comments prior to Feb 9.

3. Holtan Hills Proposal Discussion (Real Estate Director, HLB Staff)

Project was postponed in spring 2023. HLB has been working forward on finalizing the plat. Project was laid on the table at the Assembly meeting Dec 19 2023 and is up for discussion and possible vote on Jan 23.

RFP for contractor to handle the project on behalf of HLB is in process. RFP is likely to be out in a couple of weeks, contractor needs to be in place within 45 days of ordinance passing.

4. Follow up from July MOA GBOS Meeting: Request for information on non-residential taxes collected from Girdwood (bed, alcohol, marijuana taxes)

Municipal Manager will connect with Finance and Assessors office to receive this information.

Request is for 2019 forward on an annual basis.

IN the past, information on bed tax was not shared because the resort was the only generator of that. If resort bed tax cannot be shared, GBOS requests bed tax revenue from other sources (Ie Short Term Rentals) is shared.

It is understood that Marijuana and fuel taxes may be proprietary information. A total sum of all non-residential taxes would also fill the need.

Public Comment: None.