

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

July 24, 2023 MOA GBOS Quarterly Meeting Minutes Draft

4:00 p.m. via Microsoft Teams & Anchorage City Hall, 8th Floor Conference Room

This meeting is being held via teams with in-person attendance at the Girdwood Community Room, 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 4:07 p.m. Jennifer Wingard, GBOS Co-Chair

GBOS attending are Mike Edgington, Jennifer Wingard and Briana Sullivan

MOA attending are: Kent Kohlhase, Municipal Manager; Tiffany Briggs, Real Estate and HLB Director; Emma Giboney, HLB land manager; Johnathon Taylor, HLB Land Manager; Ryan Yelle, Sr. Planner; Craig Lyons, Planning Director, Zac Johnson, Anchorage Assembly; Kyle Kelley, GVSA Manager; Margaret Tyler, MOA staff

Disclosures: None

Agenda Revisions and Approval

July 24, 2023 MOA GBOS Quarterly Meeting Agenda approved BS/ME Assent

Agenda

Welcome and Introductions

1. HLB Items:

a. Update on HLB 1 and 5 year plans

Integration of comments received during comment period; Timeline for adoption of the plans
Progress on development of Girdwood Industrial Park Phases 2 and 3

Main element of interest to GVSA is the progress on the Industrial Park. Upon approval of the HLB plans, Industrial Park is also the top priority for Emma Giboney. GBOS asks how they can help. Emma plans to schedule meeting with GBOS and with Leaseholders and Permittees in the Industrial park to brainstorm and figure out a path forward.

b. Discuss HLB response to remaining Holtan Hills Questions: formal bifurcation agreement and map
Bifurcation and map have been received along with formal letter as discussed in the April MOA GBOS meeting.

HLB will hold brainstorming sessions that include GBOS, Lessees/permittees about how to resolve the needs at the industrial park.

2. GBOS request for assistance to remove CCNLUP use as Area Master Plan for development purposes.

Although the title of the document is the Crow Creek Neighborhood Land Use Plan the document specifically states that it is an Area Master Plan. As an Area Master Plan adopted by the Assembly, removal of it requires Assembly action. It is unprecedented that such action would take place without creation of another plan to replace the existing one.

HLB can request update of the plan and initiate planning process via Anchorage Assembly.

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

3. Review of status of SOA Airport land and municipal land use code in Girdwood

Recent project proposed for State of Alaska Airport land includes some aviation use in addition to a lodge and recreation facilities. As related to a project at the Ted Stevens Anchorage International Airport, the MOA position is that non-aviation use must follow municipal land use code and process; State position is that non-aviation use is allowable without municipal process. News of the possible lease award has not yet been announced. If it is awarded, the issue of land use code will not come up until development starts.

GBOS requests that MOA legal is aware of this potential project and the conflict regarding uses if development goes forward.

4. Discussion of alcohol, room, marijuana, gas and other non-residential taxes generated from Girdwood sources and what opportunities there are to fund GVSA needs via these sources.

GBOS requests to know how much is raised in Girdwood from these non-residential property tax sources, cumulatively. GBOS requests to know how much is raised from the room tax, specifically, now that b&b businesses also now contribute to this fund. Ultimately, GBOS is inquiring how these funds are disbursed and accessible in Girdwood. For example, the alcohol tax provides behavioral health training for Whittier Police who respond to those types of issues in Girdwood. GBOS is seeking other opportunities to tap into funds collected from Girdwood sources to help fund projects in Girdwood.

Municipal Manager will request information on tax collected in Girdwood from the tax assessor's office.

5. Status of early childhood education projects to be funded by marijuana tax income approved by Areawide vote in Spring municipal election 2023 and accessibility of those projects to GVSA residents.

Related to Question #4, but specifically re the Marijuana tax that was approved by voters in the spring 2023 election. Marijuana Tax Allocation to early childhood education will occur via the Anchorage Assembly.

GBOS requests that the Assembly, when reviewing the programs/projects and mechanism for distribution, ensures that Girdwood has access to benefits and programs generated from the tax.

6. Cemetery Bond Proposition for Spring 2024 Municipal Election

Assembly is moving forward on Cemetery bond for the Spring 2024 Election. Bond should include Girdwood & Eagle River construction, operation and maintenance as well as needs of the Anchorage Memorial Park. If the bond passes, it may result in Cemetery becoming its own department again at the MOA, rather than a subset of Parks and Rec or Health Dept.

Girdwood Cemetery chair requests that the MOA administration join the Anchorage Assembly in supporting this well-received project.

Public Comment: None

Adjourn 4:58PM