Girdwood Housing and Economic Committee  
August 5, 2024  
Regular Meeting  
Agenda Final  
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code1.25 - Public Meetings.  
All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m.  Brett Wilbanks, Chair or Matt Schechter co-chair  
Roll Call, confirmation of quorum

Agenda Revisions and Approval  
August 5, 2024 meeting agenda approval  
July 1 2024 meeting minutes approval

GBOS report: Mike Edgington

Old Business:  
1. STR Registration discussion, input from LUC and GBOS July meetings  
2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land  
3. Housing Implementation Plan: Discuss options for contracting for a housing consultant specializing in resort communities and scope of work

Program Updates:  
4. Discuss any updates to program matrix and data collection on short-term housing (Schechter)  
5. Confirm that parcels requested for transfer to GVSA are included in adopted 5-yr and 1-yr plan  
   6-076: Across Karolius, adjacent to California Creek Park  
   6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park  
   6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement.  
   6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park  
   6-013: Land along Arlberg road across from Moose Meadow.  
   6-029: Behind Spoonline and Basecamp  
   6-022: Adjacent to park and ride lot  
6. Conversion of STR to LTR via incentive programs (Schechter)  
7. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.  
8. Update on possible feasibility studies:  
   a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE $77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership  
   b. Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE $39,000 from the GVSA TBA account as recommended by GHEC to GBOS. Pending transfer of land to GVSA. (Hoke)

New Business:  
9. Discuss GVSA GHEC 2025 budget request.

Meeting Agendas and minutes are available: Municipal Road Maintenance Service Areas gbos-hes

Pending Business:  
10. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold
12. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
   Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood
   item is under consideration. Status; ongoing for HLBAC meetings
13. GBOS Housing Goals; Status: set at GBOS GHEC Joint meeting on May 13
14. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.
15. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and
    then pursue code changes to match.

**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.

Next meeting: September 2 6PM

Adjourn