



To whom it may concern,

I'm writing this letter to bring attention to the housing crisis in Girdwood. As the owner of a cleaning service, I'm very aware of the nightly rentals we have in town. For me this is a double edged sword. As my business thrives on business from nightly rentals, it lacks employees to clean all these nightly rentals due to the nightly rentals occupying the majority of potential long term rentals for employees.

Among my employees I find them expressing how they live paycheck to paycheck because there is NO affordable housing. The rentals that are available, which are few and far between, are so overpriced that making ends meet can be very challenging even if they are working 2 jobs.

I have found myself having to hire and pay employees to drive from Anchorage to help with the demand of business here in Girdwood. Currently half of my staff is from Anchorage.

Holton Hills development has been presented to Girdwood and I believe the development has the potential to either help with the lack of workforce housing or to exacerbate the problem. To save our community that I love, I hope the development will provide for workforce housing for the community. If chosen to take these public lands and sell it to the highest bidder, it will ruin the community of Girdwood.

Holton hills is a "Hail Mary" for saving this community. Make the right decision. Don't let Girdwood become another Vail.

Thank you,
Kristina

To whom it may concern,

Powder Hound Ski and Bike has been in business for 10 years now. The past few years have been increasingly difficult to find employees. There is no shortage of folks that want to live and work in a ski town, however the housing is the battle every time. We have had multiple great employees leave due to rising costs of rent or being kicked out so that the house they were in could turn into a nightly rental. We are currently on the search for positions that simply cannot be filled due to the unlikelihood of ever finding a place to live.

Last winter we decided to take the matter into our own hands and rent a \$3000/month house just to get employees to Girdwood to work. This was not only a larger risk on our part, but it was a lot of extra monthly energy expended that could've been put into our business. I know we are not the only business to have done that and really it is not something we can do every year going forward.

If there is not a solution to this issue created within the new development of Holtan Hills, this town will ultimately suffer. There will be long wait times wherever residents or visitors attempt to give business and the cost of every item will increase dramatically so that the few employees left can afford to live.

Like many other ski towns, Girdwood needs an area of somewhat 'affordable' housing that is designated to the work force, and that restricts weekenders from filling it. It is not a new concept and needs to be implemented ASAP for the well-being of our community. Without this we will lose restaurants and shops and the area will become less attractive to residents and visitors by doing so.

Please consider building this into your plan for the new development. We *need* to create a solution and this is the time to do so.

Regards,

Eric Helmbrecht
Powder Hound
907-382-9987

Girdwood Trails Committee: Special meetings to work on the Girdwood Trails Plan pending GTC Regular meeting in August. June meeting was a work party on Lower INHT. July meeting canceled. Minutes are available here: www.muni.org/gtc

Cemetery Committee: No report, next meeting scheduled for July 21. Minutes are available here: www.muni.org/gc

Housing Working Group (HWG): Next meeting is slated for June 13. Working out closeout report. Minutes available here: www.muni.org/gluc

Imagine! Girdwood Imagine! Girdwood is focused on technical analysis and next steps. Funds are needed to continue the effort. Visit imaginegirdwood.org

Girdwood Board of Supervisors: Minutes are available on GBOS website: www.muni.org/gbos
Input to Federation of Community Councils re: current area activities is below

HLBAC Report: HLBAC website is: <https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx>

The Heritage Land Bank Advisory Commission will be holding a meeting on June 23rd at 11:30am. This meeting will be held virtually via Microsoft Teams. [Click here to join the meeting](#) via Microsoft Teams.

To join via telephone call 907-519-0237 and use conference ID 150 858 096#

For more information [visit our website](#), an agenda will be posted in the coming week.

April 20, 2022

Girdwood Board of Supervisors and Land Use Committee

Regarding: Resolution Opposing the Constitutional Convention ballot question on the November 8, 2022 General Election ballot.

Dear members of the Land Use Committee and Girdwood Board of Supervisors,

I am the Girdwood Community Sponsor, writing to request that you consider adopting a **resolution opposing a ballot question on the November 8, 2022 General Election ballot.**

That ballot question is, “Shall there be a Constitutional Convention?”.

This ballot question comes before voters every 10 years, in accordance with Article 13 of the Alaska State Constitution.

As you consider the LUC and GBOS position on this question, I believe you will recognize that such a Convention is unnecessary, expensive and dangerous.

I am sponsoring this request in partnership with Cathy Giessel, one of the co-chairs of Defend Our Constitution Coalition.

I am submitting a draft Resolution Opposing the Constitutional Convention question to you for consideration and potential edits. In addition, I am supplying you with a FAQ document. Vastly more information is available on the DefendAKConstitution.com website.

Thank you for your consideration of this important topic for Girdwood and all of Alaska.

Respectfully submitted,

Donna Phillips PO Box 1178 (204 Donner Dr.) Girdwood 907.830.5333

Additional Presenter

Cathy Giessel, 12701 Ridgewood Rd, Anchorage, 907.242.5450

<https://defendakconstitution.com/faqs/>

DEFEND OUR CONSTITUTION

ALASKA CONSTITUTION DAY FAST FACTS & FAQs

April 24 marks **Alaska Constitution Day** and is the anniversary of the 1956 date on which voters approved the drafted document. Alaska wouldn't be fully admitted into the Union for three more years, but the delegates to the original Constitutional Convention had aspirations of statehood when they came together to lay the foundation for the 49th state.

2022 is the first year **Alaska Constitution Day** will be formally recognized, and in November of this year, the Constitution will be in the public eye once again. That's because every 10 years, voters are asked if we should open up our entire Constitution again and hold another convention. That makes this year a great time to learn more about Alaska's founding document.

THE CONVENTION



The original Constitutional Convention convened on November 8, 1955, and adjourned on February 6, 1956. Alaska voters ratified the document on April 24, 1956, which is why April 24 is recognized as Alaska Constitution Day.



The Constitutional Convention was held on the Fairbanks campus of the University of Alaska. Delegates wanted to provide a solid foundation for state government and hoped a high-quality document would increase the chances that the Territory of Alaska would be admitted as a state.



55 delegates were elected to serve at the Constitutional Convention. Of those delegates, only one, Vic Fischer, is still alive today.

THE CONSTITUTION

1959



Alaska's Constitution went into effect when Alaska became a state on January 3, 1959.

Model Constitution

Our Alaska Constitution was drafted by policymakers, political scientists, and Alaska residents dedicated to developing an equitable, fair, and sustainable document.

12,000 words



The ratified version of Alaska's Constitution was incredibly concise – a mere 12,000 words. Louisiana's Constitution was drafted in 1921, and it contained over 200,000 words.



Considered one of the finest constitutions in the U.S.

- Nonpartisan selection of judges and a system of retention elections for all appointed judges
- A strong executive branch
- An equally strong and truly representative bi-cameral legislature

28 amendments

Alaska's Constitution has been amended 28 times since ratification.



April 24

Legislation designating April 24 as Alaska Constitution Day became law in 2021.

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LEARN MORE AT
DEFENDAKCONSTITUTION.COM

A constitutional convention is unnecessary, expensive, and dangerous. We don't need it.



HAVE WE HAD A CONSTITUTIONAL CONVENTION BEFORE?

Since our constitution was ratified in 1956, the question of whether or not to open the constitution has appeared on the ballot six times and ultimately been defeated each time.

The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question "Shall there be a constitutional convention?" was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

THIS NOVEMBER, ALASKANS WILL BE ASKED TO **VOTE ON THE QUESTION:**
SHALL THERE BE A CONSTITUTIONAL CONVENTION?

Alaska's Constitution has stood the test of time, balancing the flexibility to adapt to future needs with stability and protection of fundamental rights. **NO, we don't need a constitutional convention.**

- Calling a constitutional convention opens the entire document to revision – with **few safeguards**.
- Holding a convention is **unnecessary, expensive, and dangerous** – the risks outweigh the rewards.
- Alaskans should **vote "no" on the constitutional convention** question this November.



WHAT'S AT STAKE?

It opens the entire Constitution for revision on a variety of issues. This can create years of economic and political uncertainty at a time when we need stability.

UNNECESSARY

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

EXPENSIVE

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

DANGEROUS

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.



DEFEND OUR CONSTITUTION

A CONSTITUTIONAL CONVENTION IS *UNNECESSARY, EXPENSIVE, AND DANGEROUS.*

The risks outweigh the rewards. Alaskans should vote “no” on the constitutional convention question this November.

FREQUENTLY ASKED QUESTIONS

WHY IS A CONSTITUTIONAL CONVENTION AN ISSUE THIS YEAR?

The Lt. Governor is required to put before voters the ballot question: “Shall there be a constitutional convention?” if a convention hasn’t been called within the last 10 years. This question will appear on the November 8, 2022, ballot.

HAS ALASKA EVER APPROVED A CONSTITUTIONAL CONVENTION BEFORE?

Alaska’s Constitution was ratified in 1956. Since that time, the question to open the Constitution has appeared on the ballot six times and ultimately been defeated each time. The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question “Shall there be a constitutional convention?” was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

WHY WAS THE COALITION *DEFEND OUR CONSTITUTION* FORMED?

Defend Our Constitution is a group of Alaskans with a broad spectrum of political views. They formed this coalition to oppose the constitutional convention ballot question. In short, the Alaska Constitution isn’t broken and remains a stabilizing guide through these politically turbulent times.

WHO ARE THE MEMBERS OF *DEFEND OUR CONSTITUTION*?

There are hundreds of members from across the state who have joined, and the list continues to grow. They include your neighbors, businesses, Alaska Native organizations, and leaders from across the political spectrum.

The eight campaign co-chairs include:

- ★ Cathy Giessel – Anchorage
- ★ John Coghill – Fairbanks
- ★ Bruce Botelho – Juneau
- ★ Representative Bryce Edgmon - Dillingham
- ★ Gail Schubert – Bering Straits Native Corp.
- ★ Joelle Hall – Anchorage
- ★ Bill Corbus – Juneau
- ★ Luke Hopkins – Fairbanks



WHAT'S AT STAKE?

A convention is **unnecessary, expensive, and dangerous** for Alaskans, businesses, and future generations. It opens the entire Constitution for revision on issues ranging from abortion to guns, climate change, environmental regulations, gay marriage, and the PFD. The unintended consequences on hot-button issues are endless.

A convention will unnecessarily create years of economic and political uncertainty at a time when we need stability.

UNNECESSARY

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

EXPENSIVE

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

As the state tries to recover from COVID-19, the lack of stability will make hiring, recruitment, and retention of Alaskans far more difficult, and contribute to out-migration to more economically stable places.

DANGEROUS

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

Public schools, hunting and fishing, the right to privacy, public services, the court system, and responsible limits on political campaign fundraising would all be at risk in political popularity contests. The unintended consequences on hot-button issues are endless.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.

COULD HOLDING A CONSTITUTIONAL CONVENTION THREATEN OUR PFDs?

Yes. Currently, our Constitution protects the Permanent Fund, the ultimate source of our PFDs. Reopening the Constitution at this fragile and divisive political moment allows extremists to raid the Fund, putting our dividends at risk—an outcome we cannot afford.

Moreover, opening the Constitution solely to address concerns about the PFD opens a Pandora's box of potential problems - and there's no guarantee that changes made will ultimately be approved.



LEARN MORE AT
DEFENDAKONSTITUTION.COM





Sample resolution to oppose the Constitutional Convention

Whereas; Article XIII Section 3 of the Alaska Constitution provides that If during any ten-year period a constitutional convention has not been held, the lieutenant governor shall place on the ballot for the next general election the question: "Shall there be a Constitutional Convention?", and

Whereas; Alaska's original Constitutional Convention delegates drafted one of the strongest state Constitutions in the nation and it has served our state well for the last 60 years, and

Whereas; Alaskan voters have rejected the proposal of a Constitutional Convention every time in our history, and

Whereas; Article XIII, Section 4 of the Alaska Constitution gives plenary power to a constitutional convention to amend or revise the constitution, which could result in a wholesale rewriting of the document with unpredictable and unintended consequences, and

Whereas; Article 13, Section 1 of the Alaska Constitution provides that any changes wanted by the public can be accomplished through an existing targeted and transparent amendment process, including ratification by a public vote, and

Whereas; the constitutionally provided process for amendments to our Constitution has been used 40 times, 28 times successfully, and

Whereas; a convention would bring an unprecedented amount of outside special interests and "dark money" to influence the required election of Convention delegates, creating an opportunity to influence the drafting of the new constitution to promote outside interests' own agendas, and

Whereas; delegates are likely to be the same people populating our dysfunctional political climate in Juneau today, rather than Alaskans focused on working together for the best interest of all Alaskans, and

Whereas; the establishment of a convention would create years of economic, legal and regulatory uncertainty, preventing investment in Alaska, and

Whereas; a convention could seek to impede intergovernmental relations between the state, local governments and Tribes, thus thwarting the Alaska Constitution's call for "maximum local self-government" and compacts made between the state and Tribes, and



Sample resolution to oppose the Constitutional convention

Whereas; the financial impact to the State coffers of a convention is estimated to include 60 days of support prior to the commencement, 75 days of actual convention, followed by a 30-day wind-down period, a budget of nearly \$17 million is envisioned which would constitute a first-claim on the State Treasury, as stated on Article XIII, Section 3, and so

Therefore be it resolved that we oppose the establishment of a new Constitutional Convention as unnecessary, expensive and dangerous, with the risks outweighing the rewards, and

Further be it resolved that we encourage voters to oppose the question on the November 8, 2022 ballot.

GIRDWOOD BOARD OF SUPERVISORS
RESOLUTION No. 22-0_

A resolution of the Girdwood Board of Supervisors requesting the Municipality of Anchorage Heritage Land Bank amend or cancel the request for proposals No. _____ [Holtan Hills], in order to advance policies of; 1) increasing the supply of workforce housing in girdwood; 2) address the results of the required moa impact studies; 3) limit the use of Holtan Hills property for short term rentals by using tools such as deed restriction.

Whereas, the community of Girdwood recognizes the importance of developing Heritage Land Bank (HLB) lands for a variety of critical needs; and

Whereas, the Heritage Land Bank RFP was issued without public discussions regarding community needs on the RFP lands as an agenda item with Girdwood Board of Supervisors; or with Girdwood Land Use Committee (Girdwood's de facto community counsel); and

Whereas, numerous important service groups in Girdwood have raised valid questions about the impact of the RFP, but no plan to identify or address these issues was done or communicated prior to or since the RFP was awarded; and

Whereas, a severe lack of available workforce housing has been developing in Girdwood, a problem that impacts numerous local businesses, first responders, health care providers, educators, daycare and local government entities.

Whereas, the most urgent need for land development in Girdwood is to provide workforce housing, which is critically under-supplied and becoming less available each year; and

Whereas, a successful workforce development process requires prior analysis, planning and many features not addressed in the RFP; and

Whereas, there are other critical needs for HLB lands, including but not limited to, residential, commercial, industrial, access, and for recreational purposes; and

Whereas, the winning RFP respondent's proposal is set up just to perform land sales, and does not require construction of an identified amount of workforce housing, include deed restriction to limit a percentage of the property for short term rentals, or engage specific developers with qualifications that can result in a more predictable, successful final product; and

Whereas, there has been extremely limited information released about a suggested "Alyeska Village" that is to be constructed on a portion of the lands included in the RFP; and

Whereas, RFP lands have a significant footprint and impact on trail use areas, the airport, school, community water source, utility lines and access roads. However, the HLB has not released any information regarding the studies required under 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan that would address these issues; and

Whereas, successful land development has to be commercially viable; and

Whereas, given the lack of community discussion regarding specific needs, pre-planning, and failure of this RFP to respond to the most critical needs, it is urgent that a viable process be

implemented that will result in land development beneficial to Girdwood's residents, businesses, and other users while advancing a public policy of increasing the supply of workforce housing.

NOW, THEREFORE BE IT RESOLVED:

1. That the Girdwood Board of Supervisors request the Heritage Land Bank to immediately provide a draft copy of the proposed development agreement to GBOS and LUC and allow up to 60 days for comments. The RFP must be amended to address the community needs for workforce housing and the results of the required MOA impact studies. If this is not possible the current RFP proposal should be canceled; and
2. If the development agreement plan cannot obtain a resolution of support by GBOS, then a new RFP should be released in consultation with GBOS on or before Spring 2023. The RFP should use conditions and covenants intended to increase the supply of workforce housing in Girdwood and use tools, such as deed restriction, as a mechanism to reach these needs.

Adopted by a duly-constituted quorum of the Girdwood Board of Supervisors on this ___th day of _____, 2022.

Co-Chair

Co-Chair