

# 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, Brian Burnett, Guy Wade*

## **April 29, 2024 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 Elgoff 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. Jennifer Wingard or Briana Sullivan, GBOS Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call GBOS Attending: Jennifer Wingard, Guy Wade, Mike Edgington,  
Brian Burnett 4:10; Briana Sullivan 4:25  
Disclosures None

### **Agenda Revisions and Approval**

April 29, 2024 MOA GBOS Quarterly Meeting Agenda approved with change to order ME/GW Assent

### **Agenda**

Welcome and Introductions

MOA staff attending: Tiffany Briggs, Real Estate Director; Emma Giboney, HLB; Craig Lyon, Planning Director; Kent Kohlhase, Municipal Manager; Nicole Jones-Vogel, HLB Contractor

1. HLB Items (HLB Director Tiffany Briggs, HLB Staff Emma Giboney)

**Holtan Hills project update:** Tiffany Briggs updates that the plat is being finalized this week, plat recording expected next week, followed by disposal to CY Investments.

Response to the RFP for a contractor to handle the development for the municipality has been received. Response will next be under review. If accepted, purchasing dept will negotiate with contractor for the service.

### **Girdwood Industrial Park development options update:**

4 options have been under discussion at HLB. HLB presented them at length at the HLBAC work session last week.

- Disposal as-is, lowest cost to HLB, delivers 1 lot at 15 acres for someone else to subdivide etc.
- Disposal with platting of reconfigured lots with no improvements or limited improvements.  
This option delivers 4 lots and 14.9 acres. Cost about \$160,000. No rezone needed with this option.
- Disposal with platting of Phase II and III with improvements by MOA. This is the bull build out, cost \$3M, 17 acres developed. This creates the most lots, requires utilities and rezone.
- Disposal with platting of Phase II only. Improvements completed by MOA.  
Cost of \$2.1M, 4.75 acres.

HLB cannot factor the income benefit to any of these with out an appraisal. HLB staff recommends getting appraisals for first 2 options, GBOS suggests getting an appraisal for the 3<sup>rd</sup> option as well. 4<sup>th</sup> option does not merit additional consideration.

HLB will loop back with permittees once appraisal is complete. GBOS inquires if current permittees will have right of first refusal. This is not an item in code, but was offered to the Phase I permittees.

**Girdwood Levee on HLB managed land**

Community member has expressed concern and has been researching the history and management responsibility of the levee and has requested that HLB also research. There is no imminent issue with the levee. Levee was built in 1965/66 post earthquake to allow re-build of Old Girdwood. Permitting and records of this are unknown currently.

Girdwood road crew maintains the road above the levee. If the road was to be further developed, it would need to be relocated to the legal Right of Way.

2. Girdwood Airport project and land use (Planning Director Craig Lyon)  
State of Alaska Dept of Transportation has approved the land lease, no construction permit approved yet. MOA legal position is that non-airport operation projects require municipal process for development. Airport operations includes taxiways, runways, tower.

Another concern of the community is the potential of damage to neighborhood roads and hazards caused by volume and weight of vehicles accessing construction site. If it is determined that municipal roads are damaged by equipment, the GVSA can pursue damages. There are both State and municipal owned roads to access the airport.

Traffic study is required with the land lease. It is unknown now if the MOA will be involved in that traffic study. Craig Lyon will follow up on this.

3. Request latest information regarding handling homeless issue and effect in Girdwood (City Manager Kent Kohlhase, MOA Parks Director Mike Braniff)  
Girdwood has several homeless encampment locations on both commercial land and park land. Municipal Manager states that Anchorage is abating some homeless camps based on public safety or municipal need. Abatement follows 20 day outreach to homeless. However there is not enough shelter space. There are several moving parts to this discussion, including the Supreme Court pending decision on the Grants Pass case. MOA Parks Director is unable to attend today's meeting, but will be invited to the next quarterly meeting for an update.

**Public Comment:** None

Adjourn 4:55PM