

Municipality of Anchorage



P.O. Box 390
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<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

October 28, 2024 MOA GBOS Quarterly Meeting/GBOS Special Meeting Minutes Final

4:00 p.m. via Microsoft Teams & Girdwood Community Room, 250 Egloff Rd.

This meeting is being held via teams with in-person attendance at the Girdwood Community 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. Mike Edgington, 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 Mike Edgington (ME), Briana Sullivan (BS), Brian Burnett (BB), Kellie Okonek (KO)

Disclosures: None

Agenda Revisions and Approval

October 28, 2024 MOA GBOS Quarterly Meeting Agenda approval	BS/BB	
Agenda amended to switch order of #2 and #3 items	BS BB	Approved Assent vote

Attendees or designees attending: Suzanne LaFrance, Mayor; Becky Windt Pearson, Municipal Manager; Eva Gardner, Municipal Attorney; Quincy Arms, Municipal Attorney; Tiffany Briggs, Real Estate Director; Nicole Jones-Vogel, HLB Contractor; Ona Brause, OMB Director; Emma Giboney, Land Management Officer,
Assembly Attending: Jack Johnson

Agenda

Welcome and Introductions

1. Housing and Economic Stability
 - GBOS has Questions about scope of 2023 service area power: Planning Director sought legal opinion about initiating T21 text amendment and RE Director was seeking opinion about management of land
Legal opinion is that GVSA is not a municipal department. Municipal Departments are needed to receive management authority. There are Municipal Departments within Girdwood, operating under the umbrella of Anchorage Departments: Girdwood Parks and Rec within MOA Parks and Rec; Girdwood Road Service under MOA Public Works; Girdwood Fire under Anchorage Fire Dept.
In order to be able to transfer management authority it will be necessary to determine what department it would go under and, if necessary, add Girdwood Management under MOA Agency. In the case of the RV park, it is likely that management authority would be Girdwood Parks and Rec. In the case of other housing and economic projects, it may need to be created elsewhere under an existing MOA department.

As it is not a department, GVSA cannot initiate a text amendment. Text amendment should be initiated through the MOA Planning Department. Group discusses the value of the GVSA becoming a municipal department, which has been suggested in the past. This would create an additional layer that might be needed for housing but not necessary for other existing departments which function well under the current system.

- Discuss process for creation of Short Term Rental Registration and Regulation
GVSA is interested in text amendment for Registration and Regulation of Short Term Rentals in Girdwood. There are two methods to do this – via Planning Dept and via Assembly action. Municipal Attorney Wendt Pearson recommends a meeting with Planning and Assembly to collaborate on this item.
2. AR 2024-278 Alcohol Tax Strategic Plan relating to Girdwood Valley Service Area's needs for First Responders and Police
MOA has an aspirational plan for distribution of funds received via Alcohol Tax resources for first responders and police. GVSA wants to ensure that programs funded are available in Girdwood. Areawide distribution systems often are not accessible for residents outside of the Anchorage Bowl. Girdwood participates in the collection of funds and requests that the benefit of those funds within the valley is commensurate with the funds collected from the GVSA. There is a list of needs from the Girdwood Fire Dept; Whittier Police and Girdwood Clinic likely also have needs that could be addressed with funds from Alcohol tax. GBOS asks how best to communicate these requests to the MOA.
Recommendation is that the lists are emailed to Office of Management and Budget, Municipal Manager and Assembly Members. This is especially pertinent during budget season but is an ongoing conversation throughout the year. OMB will review request to share the funds that have been received from Girdwood alcohol tax collection.
This topic also applies to Marijuana Tax collection and distribution of resources to applicable GVSA projects.

3. HLB Topics

- Method for transfer of land management responsibility from HLB to GVSA
This item was discussed under item #1 of the agenda.

- Girdwood Industrial Park

Comprehensive Presentation was made at HLBAC last week. Recording is available on the HLB web-page. Materials are available in this meeting packet for reference.

At the request of GBOS, Industrial Park has been a high priority of the HLB for several years.

In 2016 Phase 1 was completed and 4 developed lots were leased.

2023 and 2024 HLB work plan include study of various options to determine steps for future phases of development. Full development, similar to Phase 1, is expensive and unachievable by HLB due to cost and their funding structure. HLB has been studying other routes:

Option 1: Sale of the Industrial Park as-is to another entity. This option is not recommended as it provides the least amount of control over future use.

Option 2: Disposal with platting of reconfigured lots. Create new lots with minimal infrastructure that come off of the developed cul-de-sac. This creates 4 larger lots which would be open for competitive bid process. This option would require replat and would result in anticipated funds of \$1M to HLB for future HLB projects

Option 4: Disposal with platting of Phases II and III with improvements completed by MOA. 17 lots would be created and fully improved and would develop more of the industrial park than is currently used. Eventually lots would be disposed of via competitive bid. This option would require a plat and rezone and is expected at a net loss of \$1.2M to HLB.

HLB staff recommends Option 2 because it maximizes use of the land, involves minimal cost to HLB, retains Tract C for future development and puts the 4 created lots into the private sector.

Item will continue on the HLB work plan in 2025. HLB seeks input to incorporate into the work plan.

GBOS is interested in discussing this in more detail at a GBOS Work Session in November with HLB.

Comments received at this meeting are:

Existing businesses in the Industrial park that are likely unable to win award via competitive bid

Fire Training area and GVSA road maintenance lot must be included in plans as they are essential services.

HLB not compliant with Anchorage Municipal Code without Land Use site specific studies and must compete these before any disposal occurs. Review of 2007 MOA Coastal Management Plan.

GBOS should fund Option 4.

- Hydrology Study of Girdwood Valley/Watershed Study of Glacier Creek Drainage
Request is for HLB or MOA to pay for this type of study.
Chief Weston suggests that instead of a hydrological study, instead seek funds for a Climate Action Plan for the Girdwood Valley or for Old Girdwood. There are EPA funds available for Climate Change Resilience projects which would be funded from outside the MOA and GVSA. It is noted that this is an implementation item for the new Girdwood Comprehensive Plan, which is pending adoption in November by the Assembly.
- Girdwood Land Use Study
This is addressed in the discussion responding to Tuttle's comments earlier in the meeting
HLB states that municipal code requires Site Specific Land Use Study when the applicable Comprehensive Plan doesn't provide enough information on how future land use is to be completed. HLB has completed land use studies when zoning was not completed, citing specific instances in Eagle River. There is not a similar situation in Girdwood so no site-specific land use study is required.
- Levees in Girdwood
California Creek in New Townsite: Real Estate Dept agreed to pay for design however funds were needed for another project. Parcel is on Anchorage School District land, Real Estate Director Briggs is pursuing option with ASD to work on this and will provide follow-up this week.

Glacier Creek in Old Girdwood Townsite: HLB has been studying this item on HLB parcel and is writing a memo with history, agencies that are involved (RXR, Seward Highway, fish and game, watershed, planning etc, army corps of Engineers). Draft is expected by the end of the week.
Embankment built in the 1950's. No significant construction/maintenance since '64 earthquake.
No Federal, State or Municipal requirement for monitoring or reporting. Multiple representatives from the stakeholders in the area have visited the site and have not expressed concerns about the levee.

Request for gauge at levee at the confluence of Glacier Creek and California Creek. No progress on this request. Gauge would likely be placed on the AK RR bridge, so project would include the AK RR.

In October the Old Girdwood Levee was recognized federally.

Public Comment:

Jacky Graham: People in Girdwood seem to be labeled at MOA for protesting everything. It is true that Girdwood protested about a rail spur to run through the town, and a golf course in the wetlands. Perception that Girdwood doesn't want any development. However Girdwood wants to develop the industrial park to support the community needs. Girdwood wants to protect areas that are used for recreation and enjoyment of all, residents and visitors.

Bob Wolfe: Industrial Park indecision makes it difficult to make financial decisions and planning that impact his ability to run his business effectively.

Mike Edgington: Girdwood as a community wants to take more responsibility and direct community development within the GVSA. Problems occur when Girdwood is told they cannot achieve self-determination for which we pay.

Amanda Tuttle: Flooding in Old Girdwood has not been addressed. Lack of compliance of discharge from AWWU.

Chief Weston: Met with business owners at the Girdwood Station Mall regarding Tsunami evacuation plans. Tsunami signage should be placed by MOA, this was planned for this fall. She requests that Tsunami Evacuation Route signage is placed soon.

MOA GBOS portion of meeting ends, GBOS Special Meeting continues

4. **Agenda Item LUC 2410-06:** GHEC recommendation for GBOS Resolution of Support for Marijuana Tax Fund for Childcare and Early Childhood Education to fund Girdwood projects, contingent upon recommendation of LUC at their November 18 regular meeting. (Krystal Hoke)

Briana Sullivan takes the role of chair for this topic.

There are two separate resolutions under consideration and they should be handled separately as their purpose and timing is different. Both were new business in meetings in October and will return as old business in November at GHEC and LUC. Resolution 2024-13 should be submitted before the Assembly approves the 2025 budget on November 19.

Motion:

GBOS moves to approve Resolution 2024-13: Support for 2024 Marijuana Tax Proceeds spent on Child Care and Early Education in Girdwood.

Motion by ME/2nd BB

Amendment: language in the therefore statement to be revised to state that the GBOS supports allocation from the capital component of the 2024 tax.

Amendment by ME/BB

Amendment carries 5-0 in roll call vote

Amended motion carries 5-0 in Assent vote.

Resolution 2024-13 will be edited as above and will be signed pending recommendation from GHEC and LUC in November when it is heard as old business.

The second item relates to funds collected in 2025 and into the future.

This item needs additional clarification:

Determine the mechanism to receive funds (what department funds can be held)

Determine the amount that should be requested

These items will need additional research. Both Administration and Assembly agree that this can be handled in 1Q Revisions. Petitioner agrees to postponement. Item will be on the GHEC and LUC agendas as Old Business in November, if information is known at that time they can take action, otherwise their vote can be postponed to December and provide input on it for the GBOS Dec meeting.

Motion:

GBOS moves to postpone Resolution 2024-14 to the December GBOS meeting.

Motion by ME/2nd BB

Motion carries 4-1 in roll call vote (JW votes no)

Adjourn 5:35PM