Girdwood Housing and Economic Committee
December 2, 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
December 2, 2024 meeting agenda approval
November 4, 2024 meeting minutes approval

GBOS report: Mike Edgington

Announcements/Presentations:
Anchorage Assembly meeting for hearing of the Girdwood Comprehensive Plan is December 17.
Project Anchorage Tax proposal to Assembly vote in January.

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.

Old Business:
1. Request for GHEC recommendation for GBOS Resolution 2024-14 Support for Marijuana Tax Funds in future years for Childcare and Early Education funds to Girdwood.(Krystal Hoke)
2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land
3. GHEC and all committees of GBOS will hold Officer Elections at their Jan 2025 meetings.
4. Develop revenue strategies and funding options for future program needs
5. Project Anchorage – Support for Girdwood Arts and Recreation Proposal (Krystal Hoke)

New Business:

Program Updates:
6. Status of EPA Community Change Grant due Nov 21 for Glacier Creek flood hazard mitigation recommended by GHEC and NTE $7500 approved by GBOS
7. Update on STR regulation status through municipal process
8. 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
9. Conversion of STR to LTR via incentive programs (Schechter)
10. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
11. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE $77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership; Shift to EPA grant possibility
12. 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)

13. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Executive Session: personnel discussion

Pending Business:
14. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold
15. Review GHEC Operating Rules Status: pending GBOS update of their Rules and Procedures
16. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
17. 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
18. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.
19. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and then pursue code changes to match.

Next meeting: January 6, 2025 6PM

Adjourn

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)