

Girdwood Housing and Economic Committee
December 2, 2024
Regular Meeting
Minutes Draft
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 Code 1.25 - 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

Attending: Matt Schechter (MS), Tim Cabana (TC), Erin Eker (EE), Larry Daniels (LD), Krystal Hoke (KH), Brett Wilbanks (BS). Quorum confirmed

Agenda Revisions and Approval

December 2, 2024 meeting agenda approved	EE/MS	Assent
November 4, 2024 meeting minutes approval	EE/MS	Assent

GBOS report: Mike Edgington

Mixed use for gC-1 and gC-2 recommended by GHEC will likely be heard by Assembly and voted on Jan 7. Project Anchorage discussions are ongoing at the Assembly level and vote regarding the tax is anticipated in January Anchorage Assembly meeting for hearing and vote on the Girdwood Comprehensive Plan is December 17.

Announcements/Presentations:

Status of projects in MOA process are discussed under GBOS report.

Presentation of Project Anchorage Girdwood Arts and Recreation proposal is discussed at the end of the meeting as Old Business.

PUBLIC COMMENT: None

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)

Previously GHEC supported 2024-13, which was related to capital funds from marijuana tax collection to be used for Little Bears construction. This was not added as an amendment in the Mayor's budget, as a new committee has been formed to review and make recommendations. That proposal is recommended to go forward under 1Q Revisions.

For this item, the items outstanding from earlier meetings is consideration of the amount/percentage to be requested and the designation of funds to be held by GVSA. Group discusses that 1% is estimated to be about \$50,000, which is thought to be close to the amount generated from Girdwood-based collected tax. 1% is also roughly the population of Girdwood compared to Anchorage. There may be stronger justifications to be used that will achieve the same goal but have more support from Assembly.

KH abstains from this vote.

Motion:

GHEC moves to approve draft Resolution 2024-14.

Motion by LD, 2nd EE.

Roll call vote 5 in favor, 0 opposed

Motion carries

2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land

Discussion at the MOA GBOS meeting is that Girdwood Valley Service Area is not a department of the MOA, so GVSA cannot hold property.

Girdwood Parks and Rec is part of the MOA Parks and Rec department and can/does manage property. This provides an avenue for holding land that is primarily park in purpose, such as the RV park.

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

For potential housing projects, an MOA department would need to hold the land, it would then be managed by a non-profit.

Goal of GCLT is to own land and manage it. KH recommends that the community seek both options.

3. GHEC and all committees of GBOS will hold Officer Elections at their Jan 2025 meetings.

No action, this will be action item in January.

4. Develop revenue strategies and funding options for future program needs

Options to continue working on are:

- STR Tax generated in Girdwood (item is under discussion with MOA). Booking platforms will begin collecting data of tax collected by zip code in January and will have a report in the end of the 1st Quarter.
- Perhaps Project Anchorage if the tax goes to voters and passes. This is on-going with Assembly.
- Overage of funds received for Denaina Convention Center. This conversation is on-going with OMB

New Business: None

Program Updates:

5. Status of EPA Community Change Grant due Nov 21 for Glacier Creek flood hazard mitigation recommended by GHEC and NTE \$7500 approved by GBOS.

Grant application was completed on time and under budget. Group was successful in applying for two tracks of the EPA. Thank you to the committee that worked on this project, including Keith Tryck, Amanda Tuttle, Emma Kramer, Brice Wilbanks and Fiscal Sponsor Girdwood Inc.

Application materials will be posted on the GHEC website.

6. Update on STR regulation status through municipal process

Mike Edgington is coordinating a meeting with the new Planning Director in January,

He will include 2 members from GHEC and GBOS member Wingard.

7. Confirm that parcels requested for transfer to GVSA are included in adopted 5-yr and 1-yr plan

Of the list, the two below are discussed:

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park and needs to be included in the 1 year work plan. Draft plan should be available for public comment soon.

Staff will make recommendation regarding this parcel.

GBOS also will make formal comment.

6-013: Land along Arlberg road across from Moose Meadow. In 2024 HLB committed to and completed field study of the site and determined that it is more than 50% wetlands. Parcel is not considered buildable and is likely to be considered for wetland bank/wetland credit.

8. Conversion of STR to LTR via incentive programs (Schechter)

No action.

9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.

As discussed earlier under #4, Bed Tax item is to be discussed as a budget item.

10. 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

As discussed, the EPA grant was completed. Item is to be removed from the agenda.

11. 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)

Item is pending land transfer and possible Project Anchorage funding.

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

No update.

13. **Discussion:** Brett Wilbanks discusses that there have been issues with GBOS chair and GHEC. Non-action item.

14. Project Anchorage – Support for Girdwood Arts and Recreation Proposal (Krystal Hoke)

Item was originally on the agenda as a presentation, however it was presented as New Business in September and now is returning as Old Business. This item was discussed at the end of the meeting.

Group requests that a list prioritizing projects within the overall proposal is provided. The RV park has been vetted extensively in the community, however other aspects are new.

Motion:

GHEC approves the concept of the Girdwood Arts and Recreation proposal as presented

EE/TC

Amended Motion:

GHEC approves the concept of the Girdwood Arts and Recreation proposal as presented with a priority list of components to follow.

Motion by EE/2nd TC

Motion carries by Assent vote

Pending Business: Not discussed

Next meeting: January 6, 2025 6PM

Adjourn