

Girdwood Housing and Economic Committee
November 4, 2024
Regular Meeting
Minutes 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 Code 1.25 - Public Meetings.
All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:04 p.m. Brett Wilbanks, Chair

Roll Call: Attending are Brett Wilbanks (BW), Tim Cabana (TC), Larry Daniels (LD), Erin Eker (EE), Matt Schechter (MS), Lisa Miles (LM), Krystal Hoke (KH)

Quorum confirmed

GBOS GHEC Supervisor Mike Edgington is attending but has a conflict at 6:30. He has provided report for the meeting packet and addresses the group early in the meeting.

Agenda Revisions and Approval

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| November 4, 2024 meeting agenda approved | EE/MS | Assent |
| October 7, 2024 meeting minutes approved | EE/LD | Assent |

GBOS report: Mike Edgington: see meeting packet for full report.

Planning and Zoning Commission hearing tonight at 6:30 regarding the gC1/gC2 rezone that has been requested through GHEC and LUC. Later in the meeting ME updates that the PZC has recommended the rezone by unanimous vote. Recent change by Assembly to Planned Unit Development (PUD) requirements may impact Girdwood by removing some options that have been useful to create below market rate housing. See meeting packet for additional information. Melisa Babb is the new MOA Planning Director. Mike is planning a meeting with her soon. MOA GBOS meeting Oct 28 discussed the ability of the GHEC to operate as a land manager. The ordinance that passed to create GHEC and give GBOS taxation power doesn't extend to land management. However, GVSA does manage land under other authorities, such as Parks and Recreation. The RV Park could be a Girdwood Parks and Rec item, other projects may land in other existing land management authority. The proper pathway will be determined on a case-by-case basis depending upon the project.

Announcements:

Girdwood Meeting cycle in November is: GHEC Nov 4; GTC NOV meeting canceled; LUC Nov 18; PSAC Nov 19; GBOS Nov 25.

Girdwood Comprehensive Plan schedule with the Assembly has changed. It is expected to be introduced Nov 19 with hearing either Dec 3 or Dec 17.

PUBLIC COMMENT:

Brooks Chandler: Donate to Turnagain News via a link on their website: [DONATE — TURNAGAIN NEWS](#)

Old Business:

1. Request for GHEC recommendation for GBOS Resolution 2024-13 Support for Marijuana Tax Fund 2024 for Childcare and Early Education Funds to Girdwood (Krystal Hoke)

Resolution presented was approved by GBOS contingent upon GHEC positive vote. A portion of the funds set aside for capital projects is recommended for construction of new Little Bears Childcare facility. This item is key to get in to the Assembly for consideration along with the rest of the 2025 municipal budget. Krystal Hoke prefers to abstain from this vote due to her role in the Little Bears project.

Motion:

GHEC moves to recommend GBOS Resolution 2024-13 as presented.

Motion by LM/2nd TC

Motion carries 6-0

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

2. 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)
Draft resolution is available for review, elements of it are still under research, including the amount to request and the location that funds should be sent to. GBOS has postponed action on this item until their December meeting, so that these items can be finalized.
GHEC postpones additional discussion to the December meeting.

3. Housing Implementation Plan: Discuss GHEC Housing Implementation Plan document and assess need for work session. GHEC has provided their input on the Housing Implementation Plan to GBOS. No additional action is under consideration at this time.

Motion:

GHEC moves to table this item.

Motion by EE/2nd LM

Motion carries by assent vote

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

This is one of the topics that MOA and GBOS discussed at their meeting Oct 28. Meeting recording and minutes are available on the GBOS website.

Additional Questions of GHEC: If a parcel is managed by Girdwood Parks and Rec, is it considered Park Land. Dedication of Park land is a different process than management of land by Girdwood Parks and Rec. Girdwood would maintain autonomy over the land to manage. Operational management of an RV park is not addressed in T21C9. As with the Girdwood Community Room, community maintains ability to determine fee structure. Operation would need to follow risk management guidelines to protect taxpayers from legal action related to the management of the land. Current plan is to make sure that the parcel and RV park item are on the HLB 1 year work plan for 2025. GBOS has already sent resolution on this. All should review the draft HLB work plan when it comes out to make sure that this and other priorities from last year, are included.

No written formal legal opinion was requested or provided at this meeting.

GHEC is interested in receiving an opinion regarding land management for a Girdwood-based project to develop under-market housing on public land, either as a public-private partnership or as a public project.

New Business:

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

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

Most projects in Girdwood are funded through capital contribution to the 406 account (savings account). Over years accrued funds are used to complete projects or match with grants.

Ideas discussed at this meeting are:

- Property tax allocation (described above)
- Creation of Trust Fund
- Tax on Real Estate Sales in the GVSA to be handed over to the GVSA. This item has been controversial in other communities. State law may prohibit this activity.
- Tourist Service Tax: This would be an addition to visitor-based business activity to supplement amenities used by visitors, such as roads, parks, police, fire. This would be a pass-through tax paid by visitors, not a levy paid by local businesses.
- Addition to existing bed tax: This would be an additional tax on the MOA Areawide bed tax, intended as a pass-through rather than collection from B&Bs or hotels.
- Service Area Lift on existing Municipal Bed Tax: This was researched previously and put on hold during administration change. More funds have been collected for bed tax than anticipated, particularly based on addition of B&B tax funds. There is interest in receiving some of those funds for Girdwood projects, where the density of overnight accommodations is higher than in other neighborhoods in Anchorage. Assembly has recently added reporting that will come in 2025 that clarifies the amount of bed tax collected in Girdwood zip code.
- Fuel Tax allotment

- New tax on construction permitting within GVSA that goes to GVSA.

Direction encouraged at the MOA GBOS meeting was for less formal meetings between GBOS/subcommittee members and appropriate department heads and Assembly members to discuss and collaborate on solutions.

Program Updates:

7. Update on status of text amendment re gC-1 and gC-2 in municipal process.
Group is advised during this meeting that the text amendment has passed 9-0 at PZC and will go on to Assembly. Item will be removed from future agenda and noted as complete.
8. Status of EPA Community Change Grant due Nov 21 for Glacier Creek flood hazard mitigation recommended by GHEC and NTE \$7500 approved by GBOS
Good progress for submission Nov 21. Unclear on when the response should be received, sometime in spring/summer 2025.
9. Update on STR regulation status through municipal process
This item remains with GBOS. City manager, Assembly want to work with GBOS.
10. 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
Continue to watch progress on these with the HLB 1 and 5 year plans.
11. Conversion of STR to LTR via incentive programs (Schechter)
No update
12. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Discussed under Item #6.
13. 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
Project has shifted to EPA grant, pending result of grant application.
14. 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)
No change, pending transfer.
15. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
No updates.

Pending Business: Not Discussed.

Next meeting: December 2 6PM

Adjourn 7:30PM