

Girdwood Housing and Economic Committee
September 9, 2024
Regular Meeting
Minutes Final

5 PM via Microsoft Teams & Girdwood Community Room

*Note date and time of meeting have been changed to avoid conflict with Labor Day Holiday.

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 5:00 p.m. Brett Wilbanks, Chair

Roll Call: Attending are Krystal Hoke (KH), Lisa Miles (LM), Erin Eker (EE), Matt Schechter (MS), Brett Wilbanks (BW), Tim Cabana (TC), 6PM Larry Daniels (LD)

Quorum confirmed

Agenda Revisions and Approval

September 9, 2024 meeting agenda approved KH/MS

Addition of specific project phase 1 to item #12 and to move #12 to Old Business (now #7).

August 5, 2024 meeting minutes approved MS/KH

GBOS report: Mike Edgington

GBOS is finalizing budget to forward to the Assembly and Mayor in September.

Assembly will be changing data requirement from STR platforms so that more information is gathered on location of rentals.

Assembly is considering proposal for tax exemptions for owners of Multi-Family Housing that meet specific criteria.

Old Business:

1. Discuss GVSA GHEC 2025 budget request.

Group reviewed preliminary budget for GBOS approval.

2. Review and recommend GBOS approval of GVSA Housing Goals

Group reviews housing goals from prior GHEC and Joint meeting with GBOS.

Motion:

GHEC moves to adopt the GVSA Housing Goals as presented and previously discussed.

Motion by TC/KH

vote via roll call

6 in favor, 0 opposed; Motion passes

3. STR Registration discussion, input from LUC and GBOS July/August meetings

Follow up document presented that clarifies how STR regulation/registration would work via code change to Title 21 Chapter 9.

Items to be discussed further:

- Address the IRS STR allowance of rental up to 14 days per year.
Group will need to determine if those property owners should just register with no fee or if they should register and pay the registration fee.
- Determination if the registration fee is per unit or per owner.
- Fee structure in the current draft document does not match what has been previously discussed at GHEC and other public meetings.
- Determine what entity/process to change fee structure and other elements of the proposed Ordinance.
Question if this power can be retained by GVSA instead of require Assembly approval.

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

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

This is an ongoing topic with HLB and MOA Legal Department as well as a topic within the community. Item is postponed to a future meeting.

5. Housing Implementation Plan: Discuss options for contracting for a housing consultant specializing in resort communities and scope of work

Group reviews the overview, which has not changed since the prior meeting. Some elements of the project have been accomplished already and that information doesn't need a consultant to re-study.

GHEC requests input for the next meeting.

Public input is that GHEC working on a draft RFP will help to focus the conversation.

6. Discuss EPA Community Change Grant for Glacier Creek flood hazard mitigation.

Grant application is due the end of November. Group discusses that the overall concern regarding the watershed is outside of the scope of GBOS and falls on State and Federal entities to resolve (ie: FEMA maps are out of date; watershed drainage studies are lacking and have not been comprehensive)

Motion:

GHEC moves to recommend that GBOS approve NTE \$7500 to secure a grant writer to apply for the EPA Community Change Grant.

Motion by LM, 2nd KH

Vote via roll call

7 in favor, 0 opposed; Motion passes

7. Consideration of Girdwood Project Proposals for Project Anchorage (Jennifer Wingard)

Jennifer Wingard originally proposed that this item be on the agenda to consider a collective determination of projects to propose from Girdwood. Project Anchorage idea is still in formation, general proposal is that property tax would be lowered by 2%, offset by sales tax and that additional funds would pay for projects that are currently achieved through bonding. Girdwood doesn't typically bond for capital projects as the bond effort requires full municipal approval for tax that only impacts Girdwood.

Krystal Hoke presents an idea for Phase 1 of a multi-phase project Art and Recreation, which includes tiny homes, RV park, bathrooms and other recreation projects that Kyle has mentioned seeking funds for.

Group discusses that some projects have been fully vetted by the community.

Motion:

GHEC moves to recommend that GBOS advance the proposed RV park as a project for submission on behalf of the community to Project Anchorage.

Motion by LM/2nd TC

Motion carries by Assent vote

Next meeting: October 7 6PM

Meeting must end as LUC meeting is scheduled for 7PM.

Adjourn 6:45PM