

North Star Community Council  
January 12, 2011  
Meeting Minutes

Meeting Time: 7:00 to 9:00 p.m.

Location: North Star Elementary School Library, 605 West Fireweed Lane

1. **Call to Order and Approval of Minutes and Agenda.** The meeting was called to order at approximately 7:10 p.m. by President Matt Johnson. There was a sign-in sheet on a table near the entrance. The meeting got started a little late because of the large number of people waiting to sign in. Over 50 people attended this meeting. The minutes of the council's last meeting (December 8, 2010) were approved with no objection (moved by Bonnie Jack). The proposed agenda was also approved without objection (moved by Harriet Drummond and seconded by Ira Perman).
  
2. **Officer Reports**
  - a. Matt Johnson, President, stated that an Emergency Watch Orientation meeting will be held on Thursday, January 20, 2011, from 6:00 to 8:30 p.m. at the Emergency Operations Center, 1305 E Street. Website for more information: <http://www.muni.org/Departments/OEM/Prepared/Pages/EmergencyWatch.aspx> or call 343-1407 or email [brantleyd@muni.org](mailto:brantleyd@muni.org)
  - b. Andre Camara, Vice President, had no report.
  - c. Barbara Pepek, Treasurer, reported that, as of November 30, we have \$446.34 in savings (having earned 13 cents) and \$102.25 in checking, for a total of \$548.59.
  - d. Susan Miller, Secretary, said she had copies of the council's bylaws available if anyone wanted one. A council member requested that the secretary include the secretary's name at the bottom of the minutes.
  
3. **Legislative Reports**

None. The legislators and staff are heading for Juneau for next week's beginning of the legislative session.
  
4. **Assembly Reports.**
  - a. Harriet Drummond reported that she continues to receive many public comments about the New Year's Eve fireworks, authorized by the assembly on December 7. Some are concerned about what may happen on the Fourth of July. The Assembly has not authorized fireworks on that day. Hopefully, people will not think they have. On January 11, the assembly passed its legislative program, which includes a request for funding to address Chester Creek and Westchester Lagoon flooding. The Assembly also addressed items to put on the April ballot. One ballot item will be whether to allow downtown parking enforcement to be done by a municipal agency rather than by police officers. Downtown businesses are concerned about lack of enforcement leading to insufficient turnover in parking spaces. Two tax issues were also discussed, but not yet put on the ballot:

(1) how to establish the base amount for calculating the tax cap, and (2) whether the vote required to approve a sales tax should be reduced from 60% to 50% plus one. During a discussion of liquor license renewals, Assemblyman Paul Honeman pulled several requests because businesses were caught serving to under-age persons. Several “To-Go” stores (owned by Tesoro) have violations.

- b. Dick Traini said the Assembly must decide by February 1 what to put on the April ballot. He mentioned a bill (HB 10) passed by the legislature last year that allows the municipality to give a \$150,000 property tax exemption to widows and widowers (under age 60) of disabled veterans – if approved by the voters. He said an increased tax on liquor will not be on the ballot this year, but it may be on next year’s ballot. He said 80% of the incidents police roll on are alcohol related.
- c. Ernie Hall reported that Barbara Jones will begin work as the municipal ombudsman on January 21. He also said the possibility of lowering the threshold for a vote to approve a sales tax to 50% has been referred to his committee and that it will not be on the April ballot.

**5. Presentations.**

Jeff Judd, Cook Inlet Housing Authority Executive Vice President for Real Estate, described the plans for the Loussac Manor redevelopment project. He introduced Tyler Robinson, Senior Development Finance Manager, and lead design consultant Tamas Deak of KP&B Architects. The new development will be called “Loussac Place.”

Loussac Manor was a 62-unit public housing development owned by the Alaska Housing Finance Corporation (AHFC), built in 1965. It was located between A and C Streets and between Fireweed and 15<sup>th</sup>. It was mostly fourplexes, with some duplexes. A few years ago, due to increased maintenance costs, the AHFC evaluated the property to decide whether it could be rehabilitated. They decided it was not economical to rehabilitate it and that it was not conducive to increasing density. Last spring, they began the process of picking a developer to redevelop the approximately 8-acre property. The first step in the national competition required submission of documents showing experience in developing, managing and funding projects. Of the seven applicants, six passed the “experience” threshold. Four of the six were outside developers that had not done a project in Alaska. The two Alaska developers finished first and second in this stage. The second stage required submission of proposed site plans, unit designs, etc. Cook Inlet Housing Authority won the competition. This will be their 10<sup>th</sup> multi-unit project in Anchorage since 2002. They are the largest single owner-operator of senior housing in Alaska.

Cook Inlet has entered into a memorandum of agreement with the municipality to develop the 18-foot strip of municipal park land on the front of the site. It has also agreed to donate \$10,000 in matching funds to the 19<sup>th</sup> and C Street Community Garden improvement project and \$100,000 and space in the development’s community building to Camp Fire USA for the Camp Fire’s after-school program.

Tyler Robinson explained that there will be 120 units in the new development. Eight will be ramp-style units for people with disabilities. The other 112 units will have a townhouse design. Each unit will have a garage associated with it. There will be 1, 2, 3 and 4-bedroom units. Seventy five units will be “affordable housing” available to people with low incomes. Of the other 45 units, one will be for the manager and 44 will be “work force development housing” not restricted by income, but subject to a rent cap (HUD fair market rent). The project will have a 5 Star Plus energy rating. Alaska Housing will still own the land, but the project will pay taxes – at the low-income property tax rate.

The old buildings were torn down last summer. The design of the new project is expected to be finished by early March. Permitting will, hopefully, be done within 60 days. They hope to start horizontal work in April or May, with all foundations built before it freezes in 2011. The plan is to complete the last building by November 2012. They have to be finished by December 31, 2012.

In the discussion that followed the presentation, questions were asked about room for school buses to turn, space for snow storage, internal sidewalks, and the impact of the project on the school district, among other things. Information about the project will soon be available on the Cook Inlet website: [www.cookinlethousing.org](http://www.cookinlethousing.org). Also, anyone with questions can contact Tyler Robinson at 793-3000 (main) or 793-3721 (direct) or [trobins@cookinlethousing.org](mailto:trobins@cookinlethousing.org)

6. **Old and New Business.**

- a. NSCC Bylaws Revision. The bylaws committee (Andre Camara, Bonnie Jack and Susan Miller) will meet at Bonnie’s house on Thursday evening, January 13. Anyone else who is interested in revising the bylaws is welcome to attend.
- b. Spenard Road Re-Design Project. Handouts included: an eight-page description of meetings held in June through August, 2010, with questions raised and answers obtained from the Planning Department; a chart comparing the 3-lane and 4-lane designs, and a drawing comparing the two designs.

Ernie Hall expressed his appreciation for the large crowd at the meeting. He introduced his aide, Ira Perman, and Harriet Drummond’s aide, Bonnie Jack, and thanked them for all their work. He mentioned that if we need a municipal department head to attend one of our meetings, we should let him or Harriet know.

Ernie said he has met with some Spenard Road business owners and plans to meet with more. After a lengthy discussion of the two options, North Star Community Council members (who had not already voted at the December 6 Romig Middle School meeting on the project) were given ballots and asked to pick their preferred design.

7. **Next Meeting:** Wednesday, February 9, 2011.