

Mid-Town Community Council Open Meeting Minutes
Meeting will be located at 3000 C Street – Conference Room
Wednesday; January 11, 2023
12 Noon to 1:30 PM

MTCC Officers and Directors attending the meeting included: Kris Stoechner, Ric Davidge, Kirk Hastain, Al Tamagni, Rosemary Borchardt, Bill Borchardt, Brian Swartzentruber, and Greg McDonald.

Sign in and Call to Order – Kris Stoechner President
Kris called the meeting to order at Noon

Approval of Minutes: 1 Min

Ric moved and Kirk seconded that the minutes be approved, and the vote to approve was unanimous.

Treasure's Report – Kirk Hastain - Treasure - **2 Min**

Kirk reported that there is \$350 in the account and there has been no activity on the account.

Approval of Agenda: 1 Min

Ric moved and Kirk seconded that the agenda be approved, and the vote to approve was unanimous.

Notice: Election of Secretary will be at this open meeting; Megan Debenham has been nominated – **4 Min**

Ric moved and Greg seconded that Megan be elected as Secretary, and the vote to elect Megan was unanimous.

Presenters:

Joan Wilson – Director State of Alaska Dept of Commerce, Community, & Economic Development – The director from Alaska's Alcohol & Marijuana Control Office will explain business licensing & renewals of Alcohol & Marijuana businesses & answer questions from the floor – **20 Minutes**

Joan Wilson and several members from the Alcohol and Marijuana Control Office attended the meeting. Their presentation included the following main points:

- Joan explained that their office does not approve or disapprove licenses. Per ASO4, they review applications to assure they are complete and accurate including ownership structure, lease information, and do a criminal background check on the applicant.
- Once that process is completed the public process begins and the application is sent to the appropriate Community Council (CC) for consideration.
- Brian asked if MTCC can protest an adjoining CC application?
- Joan responded that a CC can only take action on the application that is submitted to their CC, however can work with adjoining CC's if there is an issue with an application.

Lottie Michael – Ms. Michael is a well-known Anchorage commercial relator who will talk about the current trends in Anchorage Commercial property – **20 minutes**
Lottie Michael was joined by Michael James and explained that they have worked together on commercial real estate for many years. Their presentation included the following main points:

- Commercial real estate sales are slow as out-of-state REIT's were active when interest rates were low and bought a portion of the Midtown Mall and Key Bank Plaza.
- There is no demand for commercial real estate, absorption is low, costs are high to develop, and there are inherent soils issues in the Anchorage bowl.
- Joann Fabrics consolidated their Anchorage stores to their midtown location and the Anchorage Bed, Bath and Beyond is not on the store closure list.
- Alaska Regional Corps and Village Corps have headquarter offices in Anchorage which adds to the low vacancy rates.
- The British Petroleum (BP) office building is empty and when it is leased it will be an infill with no net gain in new occupancy.
- There are several trailer parks in Anchorage that are prime areas for development, however development costs are high with each tenant receiving \$5,000 in addition to the hard and soft development costs. A discussion ensued and it was noted that the type of housing in a trailer park is never replaced with a similar type of housing, thus eliminating trailer homes for the "working poor" population.
- Midtown is an Opportunity Zone which can defer capital gains taxes and the Aloft Hotel development benefited from the zoning.
- They cited that subsidized companies like Cook Inlet Housing Authority (CIHA) and NeighborWorks Alaska have an unfair advantage in the development process.

Assemblyman Felix Rivera - Mr. Rivera will talk to the council, on the money spent by the city for the homeless, during the past 2 ½ years. We are asking for a breakdown on Federal, State and City funds **15 minutes**

Felix Rivera provided a hand-out (attached) and made the following points during his presentation:

- The amounts cited in the hand-out show the funds that were appropriated and not the funds that were spent.
- The information in the hand-out can be found on the MOA website using the key words, housing, and homelessness.
- The funds cited in the report is for funds that are appropriated to or through the MOA, and do not include direct Federal or State funding.
- MOA alcohol tax funds were used.
- The \$4.9 Million that was spent for the eastside navigation center were not included.

Al noted that it appears that approximately \$7,000/month/person is currently being spent on the homelessness population.

Kris requested a map showing the Anchorage homeless housing and shelters.

Mayor's office – 5 minutes

A representative from the Mayor's Office was not in attendance.

Other Assembly reports – Rivera, Zaletel, Constant & Volland – 5 minutes

Meg Zaletel reported on the Accessory Dwelling Unit (ADU) ordinance, as follows:

- The height of an ADU was reduced and the setback remained as proposed.
- The use of an ADU for short-term rentals will be addressed.
- An ADU can be added to a parcel with a multi-tenant building on the parcel.
- HOA restrictions on ADU's supersede an AO.
- Parcels in B-3 zoning are open to ADU's.
- Owner occupancy is not a requirement.
- No parking requirements for an ADU.
- Overall density on a parcel is not a limiting factor.
- The new ADU AO will supersede the old AO.
- No additional funding for permitting is included.

Committees:

Marijuana and Alcohol – Brian Swartzentruber & Rosemary Borchardt – Combine with Joan Wilson's discussion

ADU's – Kris Stoehner – **10 min**

This discussion was added to the appropriate topics as noted.

New Business:

Girdwood CC presentation on future housing in their area of Anchorage – **7 minutes**

Matt Schechter, Girdwood resident urged the MTCC to vote No on the AONO for the Holtan Hills development for the following reasons:

- There is no affordable work-force housing in the development.
- The analysis provided is missing data and skewing the results.
- The project can not fund the debt of the development.
- The land for the development is undervalued.
- The development is too close to the school.
- The Heritage Land Bank did not include the community in the planning process.

A discussion ensued between Matt and Ric (Holtan Hills project manager) and Lottie (long time Girdwood resident) regarding the viability of the project.

Al moved and Kris seconded that the meeting adjourn at 1:30 PM, and vote was unanimously approved.