

Mid-Town Community Council (MTCC) General Meeting Minutes
Meeting will be located at 3000 C Street –First Floor Conference Room
Wednesday; Oct 11, 2023
12:00 Noon to 1:30 PM

Sign in and Call to Order – Kris Stoechner President – All MTCC businesses, residents, land owners and guests are welcome to participate and bring ideas forward to this meeting.

Kris Stoechner called the meeting to order at 12:00 pm.

MTCC Officers and Board Members present:

Kris Stoechner, President
Ric Davidge, Vice President
Megan Debenham, Secretary
Greg McDonald, Board Member
Al Tamagni, Board Member
Rosemary Borchardt, Board Member
Bill Borchardt, Board Member
Brian Swartzentruber, Board Member

Approval of Minutes: 1 Minute

Greg moved and Ric seconded that the minutes from September 13, 2023 be approved. The vote to approve was unanimous.

Treasurer’s Report – Kirk Hastain - Treasurer - **Excused**

Approval of Agenda: 1 Minute

Greg moved and Ric seconded that the agenda be approved. The vote to approve was unanimous.

Assemblywoman – Meg Zaletel & Jason Bergerson – AMATS – 4 Minutes

Felix Rivera, Chris Constant, Daniell Volland – Update on relevant subjects– **5 Minutes**

Kris- MTCC comments on MTP submitted to Meg yesterday. None of these projects are happening now. They will come online one by one, and we will have time to consider them. Forming a strong committee over the next year.

Felix-

1. October 30-November 4 is Anchorage Housing Action Week. Summit on November 3, 9-5 at UAA student union. Anchoragehousingaction.org
2. Body worn cameras- APD will begin deploying November 13, no end date yet. Also in car/dash system. Radio shop will only have capacity to do two installs per week. Full implementation is 350. Contractor is Axon. APD will do a 30-day, 30 officers pilot project.
3. Homelessness-
 - a) Cuddy: Assembly funding in September to enhance safety at public encampments.
 - b) ECWS – two contracts for non-congregate: Alex and Aviator hotels, 372 beds. Congregate is 150 beds at SWS. Tomorrow at special meeting food at all locations, contract for SWS, lease agreement to use SWS will all be addressed. October 16 opening of SWS. Flyers distributed at encampments. 75 RSVPs so far.

c) Costs- 2016-2023 tracker can be found on assembly website.

Kris- Cuddy: putting fence up along Denali. There is a gate to block traffic for safety. Lot of problems at night in the camp. They will be allowing vehicles to leave, but not enter.

Meg-

1. MTP comments from MTCC were submitted last night. Quarterly transportation meeting of assembly is October 18, 1:00 pm City Hall
2. Budget: introduced last night. First work session Friday. October 27 enterprise and utilities and capital budgets. November 9 amendments. Passed on Nov 21. Reach out to Meg and Felix with comments.
3. Bonds: State-funded road improvements didn't get funded. Probably be moved to bond to get projects back on track.
4. Bond prop Chugach area access.
5. Public restrooms bond.
6. All bond and ballot initiatives must be done by January.
7. Municipal Work force retention and recruitment is the number one priority.

Rosemary- what is the cost for each of the shelters that were passed last night?

Felix- Alex: \$1.55 million, 50 rooms, 100 beds Aviator:- \$4.3 million, 274 beds
Cost includes rooms, food and operations.

Mike- What is the Assembly doing to address the lack of affordable housing?

Meg- Zoning reform, short-term rental registration (what's the effect of short-term rentals on the market), 3- and 4-plex reform, ADU reform, tax incentives. Need to increase supply and bring down cost. Developers pay for infrastructure funding. Repurpose vacant and abandoned properties.

Committees:

Marijuana and Alcohol – Aqua Vitae - Brian Swartzentruber & Rosemary Borchardt – **1 minute**

Kris- AV has not lived up to their word on license. Gallo has purchased the strip mall and is working to buy license.

Midtown District Plan – Greg McDonald – **2 Minutes**

Greg- ACDA given a grant to fund a MT plan and BID survey, awarded to BOAZU AK (combo of 3 entities). Brought handouts to meeting. Introduced Melinda Gant from ACDA, in charge of putting together the plan. Tiffany Briggs, real estate director of the MOA, Cass Frost and Bri Kiefer from Huddle, Daniel McKenna-Foster from planning. There will be a longer plan update at the next meeting.

Other – Elections in October – Kris – 10 Minutes - As per the MTCC Bylaws:

Rosemary moved and Greg seconded that election process proceed.

Greg presented the slate of officers (below) and asked for nominations from the floor. There were no nominations.

Kris Stoechner, President

Ric Davidge, Vice President

Jason Bergerson, Treasurer

Megan Debenham, Secretary
Greg McDonald, Board Member
Mike Mason, Board Member
Rosemary Borchardt, Board Member
Bill Borchardt, Board Member
Brian Swartzentruber, Board Member

Rosemary moved that the slate be elected. All seconded. Vote to elect the slate was unanimous.

Presenters:

Mayor's Office – Trista Espe or Michelle Hodel - **5 Minutes**

No one from the mayor's office was present.

School Board – Kelly Lessens – **She will not be attending**

If in attendance – Senator Gray-Jackson, House Representative Alyse Galvin & Andy Josephson
A total of 24 minutes to talk about State funding for Homelessness

Senator GJ- Homelessness was an issue when she was on Assembly. Capital request last year for facility on Arctic didn't go anywhere. \$8.125 million to AHFC last year. No capital projects last year funded by state. We now have national infrastructure bill money. \$127 million has been spent for housing and homelessness.

Rep Galvin- allocated funds to AHFC don't just go to Anchorage. However, most projects have taken place in Anchorage. Housing is an issue statewide. Serving on finance committee along with Josephson. Mental Health Authority allocations are an important thing the state is doing. Legislation that impacts housing: incentivizing cleaning up properties and using them for housing. System of rating timber that will impact cost of single family and duplexes. Encourages everyone to sign up for their newsletter.

Rep Josephson- MTCC should invite Brian Butcher from AHFC to a meeting. State Congress enabled the Alaska housing capital trust, but haven't capitalized it. Community assistance allocation: \$90 million statewide when he first started, now it's \$30 million. Because current oil prices are high we have resources. \$1 billion surplus, pressure to turn that into PFDs. Blighted properties abatement bill (77) is one to watch in the house. Of 60 legislators, Anchorage has 25. Haven't recently delivered capital budgets that way we would like. There is some prejudice toward Anchorage, the big city that can solve its own problems. Port funding was game changer. Important meeting with Secretary Fudge HUD. Reform on national level is needed.

Rep Galvin- workforce development, retention, recruitment is an issue in all sectors. Looking to legislature for solutions. Only state without a pension. We cannot compete. Senator Giessel, Rep Josephson have bills that are hung up. Pressure from Alaskans could move them along. 34% 18-40 year olds leave state. Childcare is another issue. Safety- short 80 officers in APD.

Rep Josephson- unique interim right now. Everything is on fire at once. API reform, Carbon capture and storage, Macho mine, new ethics czarina...

- **Huddle Landscape Architect Firm** – Rezoning of the National Archives – Bri Keifer; she will be bringing someone from the Anchorage Real-estate Dept; Resolution to be discussed - **10 Minutes**

National archives site is 9 acres. Previously owned by federal government. MOA purchased in 2017 with goal of creating development. MOA wants to rezone from R-3 (mixed residential) to R-4A (multi family mixed use) and sell through RFP process. R-4A is minimum 20 residential units per acre (city prefers around 35 units/acre) with maximum commercial 49% of gross floor area.

Compatible with 2040 land use plan (map in packet) urban residential high, residential mixed use. Also compatible with transit-supported development corridor and trail systems. There is a lot of B3 in area.

Timeline: January 29 PZC public hearing. RFP issued about the same time.

MTCC resolution of support would be included in application packet submitted to Planning Department.

Tiffany Briggs, real estate director for MOA, is working on the RFP. Intent was always to have the site be residential. MOA wants to be involved in what will be built there. Asking for certain requirements in RFP. Thinks a couple of months will be given to submit proposals.

Brian- Can you make sure they never put a liquor store in?

Daniel- A liquor store would be a conditional use, so would have to go through additional scrutiny.

Height restriction: 60 feet. Can be increased with design standards and administrative site plan review.

Jason Alward- Doesn't make sense to reduce Denali Road from 4 lanes to 2 lanes and add 200+ units of housing.

Daniel- Too early to say what would be there. The ROW/road is outside of zoning conversation.

Al- we have opposed shrinking Denali in past.

Lindsey- great spot for residential. Denali is under-utilized by vehicles right now. Need to promote safer streets for everyone. Road rehab and residential development would complement each other.

Jason Bergerson- Would the development trigger a Traffic Impact Study?

Daniel- will look into the Traffic Impact Study. Might not be required.

Kris- Asks the MTCC to take home the draft resolution of support and submit comments to her. MTCC board will create a document to be voted upon at next general meeting.

- **Midtown Park Chalet** – Update by Jim Renkert – **5 Minutes**
Jim wasn't present.

- **Providence** - Nathan Johnson – Sr. Housing on 48th Street – **7 Minutes**
Regional director of community health investment. 51 total units, 45 permanent supportive housing (homeless seniors with medical needs) 300 people ages 55+ unable to self-support in housing. Not possible without Alaska housing vouchers. Operational money through that vehicle. First of its kind

in Anchorage. Should open July 2024. Occupancy by August. Could add two more buildings to this property.

Chris Tuck- AHFC HUD voucher program. If you are under capacity, will it be available for public?

Nathan- Don't foresee any vacancies.

Chris- Requirement that you take the HUD vouchers?

Nathan- Facility itself is funded through HUD. This is low-income housing directed at vulnerable population. Some Medicaid billing. This kind of housing doesn't pencil anywhere. It is a community effort.

Jason Alward moved and Al seconded that the meeting be extended 15 minutes.

- **Transit Center Study Update** – Joann Mitchell & Jason Bergerson – **10 minutes**

Jeanie Bowie- current transit center location will be rehabilitated. Project Advisory Committee (Mayor, Planning, DOT) designated 41 sites (downtown, midtown, Umed). Graded all 41. Narrowed to 5. Online open house for survey. Anctransitcenter.com

Jason Bergerson- Northern Lights site least likely. Former DMV site would be good use.

Randy Brown- Online open house ends October 20. Opportunity to vote on sites. Will take all feedback to PAC. Narrow to 3. Reach out to public again in late winter, early spring with more detailed site plan concepts. Final site identified by April or May.

Rosemary- budget consideration?

Randy Brown- Haven't identified a budget yet. 3 will have detailed financial analysis done. Can use infrastructure dollars from Biden admin.

Bill- 2 in MT are in private hands.

Randy Brown- Owner of property at NL is eager. Not able to contact owner of DMV site yet.

- **Ordinance 2023-104- Police Substation; Resolution to be discussed- Kris – 5 minutes**

Kris- We don't have enough law enforcement presence in MT. FNB has a room in Fairview for APD. \$10/year. Not a normal substation. Resting place for officers. Board write an executive letter?

Al moved to approve Kris's request that the MTCC Board write an executive letter of support for the substation. Greg seconded. Motion passed unanimously.

New Business

Chris Tuck- candidate for mayor.

Kris- Thank you to Al. He has served this community for many years.

Ric moved and Greg seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 1:32 pm.

Zoom attendees

Mark Frischkorn, RSA Engineering

Brown Jug, Erika Wilburn

Bill Kaltschnee

Jeff