

Mid-Town Community Council (MTCC) General Meeting Agenda
Meeting will be located at 3000 C Street –First Floor Conference Room
Wednesday; May 8, 2024
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. She noted to show respect as we discuss emotional topics.

Board Members present:

Kris Stoechner, President
Ric Davidge, Vice president
Megan Debenham, Secretary
Greg McDonald, Board Member
Mike Mason, Board Member
Bill Borchardt, Board Member
Rosemary Borchardt, Board Member
Brian Swartzentruber, Board Member

Approval of Minutes: 1 Minute

Greg moved and Mike seconded that the minutes from April 10, 2024 be approved. Minutes were approved unanimously.

Approval of Agenda: 1 Minute

Greg moved and Ric seconded that the agenda be approved. Minutes were approved unanimously.

Treasurer's Report – Jason Bergerson - Treasurer – 1 Minute

Jason was not present. Kris noted that MTCC will get a bank account from FNBA. Working to get non-profit status.

Assembly – Felix Rivera, Meg Zaletel, Chris Constant, Daniel Volland – Update on relevant subjects – 5 Minutes
Total

Felix:

1. Election - should have received ballots. In-person voting centers open until May 14, 8:00 pm.
2. Housing - Next step pilot program has housed 107 people. Goal to house 43 more by end of May. Partners are looking at doing phase two in the summer, housing another 150.
3. Emergency Cold Weather Shelter
 - a. Alex hotel closed this week. Transitioning to tourism.
 - b. Aviator hotel draw down through end of month.
 - c. SWS will be funded by city through June, hopefully by \$4 million from the State for the rest of the summer.
4. Abatement
 - a. Assembly voted down administration's abatement proposal.
 - b. Safe parking areas ordinance approved.
 - c. Classifying illegal camping as a Class B misdemeanor was voted down.
 - d. Bronga's ordinance to create a "matching" registry in health dept to allow churches, etc. to host homeless people was voted down. Legal issues.
 - e. Modified abatement ordinance goes before the Assembly May 21.

Meg:

1. Budget
 - a. 1st quarter budget revision is done with focus on work force retention/recruitment, snow plowing, housing. Flexible budget because 2022-2023 audits aren't done. Reinstated building safety assessment to provide funds for manning the building counter.

- b. Ric asked why the 2022 audit is not finished. Felix's answer: Complicated audit. Federal because of COVID, 2018 earthquake. 50-60% vacancies in the division. Most are new and have never done a muni audit.
- 2. Port
 - a. Northeast stabilization this summer.
 - b. Terminal One next summer could be complete July 2027. Contracts are out for construction. Approval of contracts late summer.
 - c. May 17 meeting to discuss economics and details about terminal 2.
 - d. Trying not to use tariff in order to keep consumer prices down.
- 3. HOME Initiative
 - a. Hearing at the Planning Zoning Commission May 20.
 - b. Info on Assembly website.

Motor homes on Fairbanks Street two blocks from Cuddy. Not legal to live there. Police have been out to talk with people.

Felix suggested doing the following:

1. Make sure the location is on the list for regular outreach
2. Notify APD, in particular the CAP team (Community Action Police)
3. Investigate implementation of safe parking areas.
4. If there are public safety issues, call APD.

Rosemary took pictures of the area and observed that it is a drug market. APD uses a parking lot half a block away. Why can't it be addressed?

Meg: officer vacancies. Suggests making effective police reports. She will give an officer's name to Kris.

Felix: reports are more important than ever.

The Brown Jug representative said that it is affecting the Fairbanks Street store. Upper management is trying to take care of it.

Civic Presenters:

Mayor's Office – Michelle Hodel - 4 Minutes

Muni.org is updated. Report a pothole, homeless camp. Can upload pictures and exact address.

Meeting with mayor 4th Wednesday of month at 11:30 am.

Legislators – Senator Gray-Jackson, House Representatives Alyse Galvin & Andy Josephson – 3 Minutes

Each

Galvin (Claire Fordyce) – Capital budget on agenda, \$4 million in operating budget for homeless shelter. \$330,000 Cuddy chalet. \$1,000,000 Rogers Park Elementary safety barrier.

Committees:

AMATS -Meg Zaletel and Jason Bergerson – 2 Minutes

Not present

Marijuana and Alcohol – Brian Swartzentruber & Rosemary Borchardt; Ak Inc. (Speedway) Request to move license from Government Hill to 101 E. Northern Lights Blvd. – 4 minutes

Not reviewed by State yet. Across street from Barnes and Noble. Has been tried before.

CIP – Greg McDonald – 1 minutes

Project rankings will be submitted by June 15 deadline. Will be posted on FCC website.

MT District Plan – Shaun Debenham – 3 minutes

Shaun was not present.

Melinda Gant – Steering committee has met twice. Public meeting May 14 at Natural Pantry, 6:00 pm virtual. Project page has all info. Agenda will be posted today.

Change in By-Laws – Kris – 1 minute

New language has been sent to Assembly.

Mike Mason shared that the old by-law was handicapping the CC from responding to current events.

Special Presenters:

Rain Garden in Cuddy Park Resolution – Taylor Keegan – Vote on Resolution -
10 Minutes

Melanie Hess – purpose is to reduce stormwater runoff, improve Fish Creek and Cuddy Pond (impaired)
Mike moved and Ric seconded that Resolution 2024-003 be moved forward for a vote. Motion passed unanimously.

Ric moved and Mike seconded that Resolution 2024-003 in support of the proposed rain garden in Cuddy Family Midtown Park by passed. Resolution passed unanimously.

Sundown Solstice Festival – Natalie Treadwell – 5 Minutes (Community outreach director for Showdown production company)

Sundown Music Festival is June 7-9

Contact: marketing@showdownalaska.com

40 local vendors this year. 20+ food trucks. Estimate 7000-8000 people per day. \$1.2 million investment. .

Eventually hope to have 10,000 people per day. Trying to build music tourism.

Chose Cuddy because Downtown is saturated with concerts.

Would like to come back to the MTCC with economic data from the last 3 years.

Branding Anchorage thru District Naming Project – Tanisha Gleason – 5 minutes (Leadership Anchorage)

AEDC pitched idea of branding Anchorage districts with goal of attracting working adults to Anchorage. Leadership Anchorage wants to know what makes MT great. Seeking feedback about their proposal.

WNDJ, LLC - New license coming forward for onsite consumption (edibles only) and growing – MOU – 20 minutes

Jana Weltzin (legal counsel) and Smadi Warden (owner) were present. Location is 300 West Tudor Road, former Cattle Company. This would be the first onsite consumption location in Anchorage. Smadi also owns Cannabaska (521 W Tudor) and a downtown shop.

Jana said they know of three issues raised by the MTCC:

1. Smell – 521 Tudor has had smell complaints. WNDJ prepared an MOU for MTCC with odor control provisions.
2. Correspondence school nearby – Ryan Yelle (planning) 2023 email indicated no sensitive uses
3. Church nearby – doesn't show up on sensitive use map

Q: Melinda Gant - Please describe safety features.

A: Must have cameras all around outside and inside. Surveillance data required to be stored 40 days.

Alarm system to owner and police backup.

Q: Melinda Gant - What is the effect of security cameras – number of APD calls prior and post?

A: No data on hand, but example is shop near the Hope Center. Alley has been cleaned up because of security. Also House of Green on Minnesota.

Q: Mark Butler – what are you doing to ensure public safety?

A: Limit cannabis consumption to 10 mg per day. Will have employees observing clients, team to provide transportation. Provides a venue for socialization that is not alcohol. Other locations in state (Fairbanks) haven't had any public safety issues.

Q: Plan to prevent smell?

A: Double walled ceiling. New HVAC system. Filters. Cannabaska building leaks air. Cattle Company building will be different.

Kris expressed the following concerns:

1. Two schools nearby.
2. Providence medical facility nearby. Clients concerned. There is nothing in code preventing MJ shop near medical facility, but MTCC is going to ask the state and city to help us with code.
3. Small church nearby. Don't know their feelings yet.
4. Smell - Letter from Kenny Petersen about smell. He tried to talk to WNDJ and it didn't work. Would like to see current business fixed before new business opened.
5. Application hasn't been submitted to city. Jana replied that meeting with MTCC is required before an application can be submitted to the city.

Rosemary expressed the following concerns:

1. She visited both homeschools, and they both have kids in and out of the buildings. Not strictly correspondence. Proposed MJ shop parking lot abuts a school parking lot.
2. Kenny's complaint process started in 2021. Odor issue last week.
3. Providence medical facility is rehabilitation.

Jim Anderson, COO ASD, described Family Partnership Charter School:

1. FPCS has 1200 students. It has a library and classrooms. The building is being used for educational purposes. It is a school.
2. ASD has written letters of protest if distance from school to MJ/Alcohol shop is under 500 feet.
3. ASD supports state law and muni ordinances. Needs to confirm what sensitive use means.

Q: Mike Mason – Is there a process gap with AMCO, the city, and the sensitive use map?

A: Gabriel with AMCO – Not a process gap. Proposed MJ site meets all state regulations.

A: Jana – Muni identifies sensitive uses and buffer areas. FPCS was not identified. Neither was church or other school. Ancillary use of facility doesn't qualify as a church.

Q: Mike – how is this going to not have the same odor issue?

A: Jana – we will bring the mechanical engineer next time.

Kris proposed writing a letter to the state and city expressing our concerns. Need a motion from body.

Rosemary moved and Bill seconded that the MTCC write a letter to the city and state expressing our concerns about a marijuana facility for growing and onsite consumption located at 300 West Tudor Road.

Discussion:

Jana - City has conditional protest in place right now. Clock has not started for the MTCC. Clock starts when the city receives the application.

Brian – Requests that Ron Thompson (mechanical engineer) provides a narrative prior to next meeting. Jana said they will do that.

Kevin Hennigan – a letter may be premature because we don't have all the details.

Mike moved and Al seconded that we table the letter until after discussion next month.

Rosemary withdrew her motion.

Rosemary - is anything going to improve at 521 W Tudor?

Smadi - We have done everything to mitigate the smell. Replace filters prior to expiration date (every 60 days). Talked to cultivator, stopped the air from going outside during harvest. Because of building age leaking can happen. Thinking about fixing the roof.

Al – are you going to keep Cannabaska open?

Smadi – Cannabaska will remain open. She owns the building.

Kris - would like to meet with city and state to talk about timing.

School Board – Kelly Lessens – 4 Minutes

1. Graduation season.
2. Bike to School today.
3. Fall registration open now.
4. Fall lottery is open through July 19.
5. Correspondence school ruling – ASD resumed processing allotments. Board has advocated for state legislature to meet and establish laws for continued operation of correspondence schools. Webpage asdk12.org/amicus.
6. "Maintenance of equity" issue may result in ASD receiving additional funds.
7. Right-sizing initiative asdk12.org/rightsize Survey open through end of May.
8. Academies of Anchorage asdk12.org/ccl Proposed academies have been published.
9. Andy Hollemon is new board president.
10. Bartlett proposed 7-year renovation plan. Hope to pursue energy grants.
11. Next board meeting in 2 weeks.

Al moved and Mike seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 1:39 pm.