

Mid-Town Community Council (MTCC)
General Meeting Minutes
September 11, 2024

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 Noon

MTCC Officers and Board Members in attendance:

Kris Stoechner, President

Ric Davidge, Vice President

Rosemary Borchardt, Board Member

Bill Borchardt, Board Member

Mike Mason, Board Member

Brian Swartzentruber, Board Member

Greg McDonald, Board Member

Approval of Minutes: 1 Minute

The minutes from the last meeting were not available and will be presented for approval at the next meeting.

Approval of Agenda: 1 Minute

Ric Davidge moved to approve the agenda, Mike Mason seconded, and the motion unanimously approved.

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

Jason Bergerson was unavailable to present the report. Kris Stoechner reported that the FCC will handle donations to all Community Councils. The MTCC will use this service so tax documents can be provided to donors.

Assembly – Felix Rivera, Meg Zaletel, Chris Constant, or Daniel Volland – Update on relevant subjects – 7 Minutes
Total

Felix Rivera reported on the following topics:

- Eklutna River Restoration: A meeting was held on 9/9/24 with the stakeholders and a resolution should be agreed to by 10/2/24 for further studies to be undertaken.
- Short-Term Housing Rentals: The proposed AO for regulation was vetoed, and a new AO submitted to call for more data from the large short-term rental platforms.
- Next Step Program: There were 150 individuals housed and the MOA is using the Houston, TX model to move the homeless shelter population to housing.
- Homelessness: The MOA received a \$4 million dollar grant from the SOA to fund the former Solid Waste Services (SWS) building for winter housing.

A question-and-answer session followed Felix's report:

Q. The criminals from the abated 33rd Avenue encampment moved to the Taku/Campbell encampment, and they need to be arrested.

A. Felix will talk with the APD Chief regarding the matter, and he noted that bottlenecks to the process include understaffing of the APD and DA Prosecutors Office.

Q. Is there tracking of the Next Step Program data regarding individuals getting jobs and paying rent?

A. Yes, they are tracking, and data is being compiled.

Q. How will the individuals be dealt with who refuse to locate to the SWS winter housing site?

A. MOA is working on providing emergency shelter sites.

Civic Presenters:

Mayor's Office –

No one from the Mayor's Office was present at the meeting.

School Board –

No one from the School Board was present at the meeting.

Legislators – Senator Gray-Jackson, House Representatives Alyse Galvin & Andy Josephson – 3 Minutes
Each if they are able to present

Senator Gray-Jackson attended via Zoom and reported on the following topics:

- She attended a tour of the Covenant House facility and the adjacent training facility and was very impressed with the services and training they provide.
- The Governor signed Bill 152 regarding renewable energy.
- She made a trip to Tiwan and the Alaska Trade Office citing great potential in the future.
- She met with John Simms, Enstar and the General Manager of Chugach Electric regarding energy for southcentral Alaska.

Representative Josephson and his staff member Alex attended the meeting and reported on the following topics:

- He met with AHFC regarding the homelessness situation in Anchorage and they can invest funds to address the situation.
- He visited several homeless encampments and found the experience eye-opening.
- He met with John Simms, Enstar and toured the Beluga River unit regarding energy for southcentral Alaska.
- He attended a luncheon to learn about the effects of microplastics in Alaska.

Representative Galvin attempted to attend the meeting via Zoom unsuccessfully.

Committees:

AMATS - Jason Bergerson – 2 Minutes

Jason Bergerson was unavailable to present the report.

Marijuana and Alcohol – Brian Swartzentruber & Rosemary Borchardt – 2 minutes

Rosemary Borchardt reported that there were no applications pending.

CIP – Greg McDonald – 2 minutes

Greg McDonald requested the new CIP schedule and Melinda Gant offered to supply information.

MT District Plan – Melinda Gant – 3 Minutes

Melinda Gant reported on the following regarding the Midtown District Plan:

- The Plan includes Midtown, Spenard, and Northstar Community Councils.
- Information on the Midtown District Plan can be found on the Anchorage Community Development Authority website www.acda.net
- The second Midtown District Plan meeting will take place on Tuesday, 9/17 from 5:30-7:30 PM at the BP Energy Center. Information regarding the meeting was handed out.

Mike Mason – Web Page – 3 Minutes

Mike Mason reported that the Midtown Facebook page is up and running and the Midtown District Plan meeting information will be added to the site.

Special Presenters:

WNDJ, LLC - New license coming forward for onsite consumption and growing – Resolution 2024-4 Delayed till Nov due to attorney being out of town

Mike Rucinski – Preliminary plat for Alaska Behavior Health. – 7 minutes

Mike Rucinski, PTS presented preliminary platting information regarding the Parmenter Subdivision combining 10 lots into 2 lots for Alaska Behavior Health. The property is at 2601 Arctic Blvd. and presenting to the MTCC is part of the approval process.

Kris – Vote on Resolution concerning boundaries I have a draft from the FCC and am working on it. -5 minutes

Northern Compass Group – Clare Bryant Boersma – Sales Tax – 15 minutes

Clare Boersma presented the plan for a 3% temporary sales tax for three years where the funds raised would be utilized to reduce property taxes (2/3 of funds) and for special capital improvement projects (1/3 of funds). After providing information regarding the proposed plan, there were questions and answers as follows:

Q. How much are the MOA administrative costs associated with the plan?

A. It is estimated that the cost would be \$180 million and the MOA would need to hire administrative staff.

Q. Sales taxes are regressive taxes that have the most dramatic impact on lower income individuals.

A. The most common everyday items would be carved out and exempt from taxation.

Q. Businesses effectively become tax collectors for the MOA and will have to hire personnel and purchase software to deal with the collection of taxes.

A. The taxes will be implemented through a MOA Charter Amendment and have a sundown clause.

Q. What is the estimated amount of gross and net funds collected?

A. It is estimated that \$350 million will be collected and estimated costs of \$180 million.

Q. Do the Capital Improvements cost estimates include operating expenses?

A. Yes, but not sure for length of operations.

Alissa Nelson – Alaskans for Fair Courts – 15 minutes

Don McClintock presented a very informative and practical presentation on how judges are selected and the importance of being informed when voting for judges during the general elections. He provided a handout titled: Choosing & Retaining Judges in Alaska, Merit Selection and Retention.

Homelessness – General discussion

Election in October – Kris noted that MTCC election for board members will happen in the October general meeting. People interested in being on the ballot can contact Kris. Nominations can also occur on the day of the election.

Mike Mason moved that the meeting adjourn, Rosemary Borchardt seconded, and unanimously approved at 1:30 PM.