



Mid-Town Community Council (MTCC) General Meeting Minutes
Meeting will be located at 3000 C Street –First Floor Conference Room
Wednesday; December 11, 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.

MTCC board members present:

Kris Stoechner, president
Ric Davidge, vice president
Jason Bergerson, treasurer
Megan Debenham, secretary
Greg McDonald, board member
Mike Mason, board member
Brian Swartzentruber, board member
Rosemary Borchardt, board member

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

Approval of Minutes: 1 Minute

Ric moved and Jason seconded that the minutes from the November 13, 2024, general meeting be approved. Minutes were approved unanimously.

Approval of Agenda: 1 Minute

Ric moved and Greg seconded that the agenda be approved. Agenda was approved unanimously.

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

Nothing new. Still have \$354 in custody of FCC.

Kenny Petersen – experience regarding Cannabaska

Lives 1.5 blocks away. Years of issues with smells off property. When Cannabaska originally applied for their cultivation license they claimed that they would be a good neighbor. That has not been his experience. Communication has been good, but hasn’t prevented smells off property. Would like Cannabaska to admit: 1. Standard is that there should be no smells off their property. 2. His personal experience of smells off property is true. 3. Currently out of compliance with city code.

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

Felix –

- Assembly recently approved 2025 legislative program. Joint priorities that can be found on Assembly website. Asking that the State help with:
 - Safe and secure Anchorage: Adequately fund snow plowing for state roads. Provide solutions to the energy crisis.

- Workforce – education funding, defined benefit program for government workers.
- Homelessness: 130 beds of non-congregate at the Alex Hotel. Also operating CWS. Warming centers still unknown.
- Project Anchorage – Hoping to be on April 2025 ballot. Third public hearing Jan 7. By Jan 21 vote to put on ballot.
- Jason question – clarify difference between low barrier and warming.
Felix – not sure what administration’s definition is. Warming is temporary: eat, connect with service providers, not sleeping overnight.

Civic Presenters:

Mayor’s Office – no one present

School Board – no one present

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

- Senator Gray-Jackson gave her report over Zoom concerning priorities for the upcoming session: lowering health care and energy costs, defined benefit bill, public education funding, mental health bill for K-12, etc. Constituent coffee at Kaladi on NL, Dec 14.
- Alexander works for Rep. Josephson. Reported that Josephson is the operating budget co-chair. Oversee entire state operating budget, which includes mental health. Governor will release revenue forecast soon (PFD and price of oil). Will be a tight budget.
Caucus priorities – BSA increase. Retirement. Energy solutions. Homelessness.

Committees:

AMATS - Jason Bergerson – 2 Minutes

June quarterly update is on AMATS website. Technical advisory met Dec 5. Materials for upcoming meetings aren’t online right now.

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

Speedway – Assembly voted to approve the transfer license. Speedway still needs to sign the MOU.

MT District Plan – Melinda Gant – 3 Minutes

Moved public meeting #3 to March 3, 5:30-7:30 BP Energy Center. Live on Zoom at 6:15. Existing conditions report has been loaded on projects page on ACDA.net. Final draft of the MDP will be loaded February.

CIP – Greg McDonald – We need a volunteer that can create a “Monkey” survey - 2 minutes

CIP list will come out in January. Hope to survey MTCC members about priorities.

Boundaries of the MTCC – Kris Stoenner – We need to vote on resolution 2024-05– 10 Minutes

All CCs are writing resolutions. Greg moved and Ric seconded that we vote on the Resolution. Resolution 2024-05 passed unanimously, with 13 in favor.

Fireweed Lane Rehabilitation – Joe Taylor – 5 Minutes

- 4,3,2 lane improvement options. Considering: 1. vehicles, 2. Residents, businesses and schools that need access, 3. non-motorized traffic (bikes, peds).
- Melinda – will there be a second public meeting? JT - Yes. Intend to have recommended improvements mid or late 2025.
- Q - Deadline to submit comments? JT - No deadline, but to have real influence submit soon.

- Mark Butler - Criteria to evaluate? JT - must provide safe space (that also feels safe) for everyone, provide access, pass vehicles at peak hours.

Parks & Trails – Kerry Lynch – 2 Minutes

No report. Cuddy park solstice fair.

Jim Renkert – Cuddy Chalet – 5 Minutes (Art Geuss was also present.)

- Brought posters for solstice festival. Anchorage Skates started festival in 2010. Now Parks run it. Ice is still on oval. Homeless camp on south end of park. Anchorage Skates presents \$10,000 for ice maintenance each year.
- Chalet - \$400,000 spring parks and rec bond. Mayor requesting match from State. Last year governor vetoed it. Will still be short, even with this funding, but will help leverage additional funding. Working on updated cost estimate. Need capital campaign committee to raise additional funds.

Special Presenters:

South Central Foundation & United Way - Brian McCutcheon (SCF VP of Behavioral Services) & Sam Longacre (United Way Housing Director)– Housing Program - 10 Minutes

- SCF expansion of facility on Tudor and Elmore – late spring 2026 (see attached flyer for details)
- Redevelop 225 Eagle Street - 2027
- SCF spending \$180 million on construction with more annual operations. Needs community support of stable, affordable housing.
- United Way – Home for Good program. Permanent supportive housing. 103 participants. See attached flyer for details. “Pay for success” financing. In year 5 of 5-year contract.

WNDJ, LLC - New license coming forward for onsite consumption and growing – Resolution 2024-9.
A vote needs to be taken – Balance of meeting

- Greg – proposed location of new Cannabaska is in former Cattle Company location. 120 feet from two schools. Based on this, MTCC doesn’t approve this location.
- Jason moved and Mike seconded that we vote on Resolution 2024-09. Discussion followed:
- Mark Butler – concerned about onsite consumption. Failed almost 2-1 on previous ballot. No way of knowing if someone comes in high.
- Brian Rozell (CyberLynx principal) School located on Tudor and C over seven years. Families and students come to office on daily basis. Homeschool families will be disincentivized to come in with a MJ shop on the corner. Smell concern. Also has a high school completion program at CyberLynx for vulnerable and at-risk students (homelessness, domestic violence, social ills, substance abuse, addiction). Students regularly walk from the bus stop on the corner.
- Nathan Warden (Co-owner of Cannabaska) - As a young person was ecstatic to hear about onsite consumption. Anchorage doesn’t have a night life. Tax dollars from cannabis go toward education. Revenue is ultimately a positive for education broadly.
- Matt Tomter (Matanuska Brewing) – Fill empty buildings. Find a way to work together to make it happen. Building caught on fire recently. More businesses will reduce amount of homelessness and other problems. School rule was written about traditional schools.
- Elaine Leibet (Laueson Law Team) – Fill the building with a successful business. Would be an asset.
- Brian Swartzentruber – OCS is also in the business park. Parents come there to try to regain custody of their children.
- Jason – under MJ establishment licensing rules, must be 500 feet from schools and religious assemblies. There are two schools and church that predate the application. Current Cannabaska license is up for renewal and company is not completely forthcoming in information provided. Not recognizing history and smell. Jason lives a few blocks from location. Rarely a day when he doesn’t notice the smell. Not handling air quality.

- Paula (CyberLynx employee) – At the last meeting people questioned whether CyberLynx is a real school. Brought pictures of students. Constant flow of extremely young students. Labs, parties, book clubs, book fairs. She can smell the current facility, even in her office.
- Robert Christe – used to work at Cannabaska. Smadi is a good operator. She tries to draw community in. Cannabis industry needs to educate people on positive outcomes of cannabis. Job creators. Maybe the regulations need to be liberalized. First time in MTCC meeting. Would like to see a positive outcome for 300 Tudor.
- Brittany Borchardt – Anchorage has plenty of dispensaries. We need to be thoughtful about where we put businesses. There are other businesses that could go in this location. We should be mindful and respectful of neighbors.
- Jason – application for renewal of current license lists no other licenses, but state website search shows multiple licenses. No violations listed in last year. Shows violations in 2019, 2021. Delinquent taxes.
- Ric – there is a law that a marijuana business can't be in this area.
- Mike – according to municipal code community councils are advisory, not decision makers.
- Jana Weltzin (lawyer for Cannabaska) –
 - We don't get to define what is a school. The Planning Department makes that decision. Cattle Company used to have a bar license. What will it become now? It will be vacant. It's built to be a restaurant that needs a liquor license. If we count FPCS and CyberLynx as schools no restaurant will be able to be there.
 - Current license renewal paperwork is done and identifies all active and operating license numbers. NOVs are tracked for the prior 12 months only. Tax violation is from 2017.
 - There is a difference between a home school support center and a traditional school. Ryan Yelle's (planning) email indicated there were no protected uses in the area. Still not on GIS mapping system as of today.
 - Do we want a business here? What will go in?
 - Cannabaska was attacked by vandals. Smadi (owner) has gone above and beyond battling the smell by installing temp units. She has also updated the MTCC about permanent HVAC.
- Greg – The MTCC has an email from Jim Anderson, COO of the Anchorage School District, stating that FPCS is a school as listed on DEEDs website.
- Elizabeth Appleby (Senior Planner) - Expert on MJ, reviews Special Land Use permits. Has not received application from this business. Nothing to evaluate. Would follow code for separation distance. Definition of school is in code. It is based on kids there a certain number of days and hours. If resolution passes, Elizabeth will take it, and it will become part of the application package.
- Ric called the question. Vote on the question was unanimous.
- Vote on MTCC Resolution 24-09: 10 ayes, 6 nays. Motion passed.

Jason moved and Mike seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 1:23 pm.