

*Notes from Tuesday Special meeting of Mid-Town CC 6-23-20 at the Frontier Bldg conf room. Notes are from the written notes and memory of Ric Davidge, Vice President of the Midtown CC, and should be considered 'his' notes for distribution and discussion.*

This special meeting of the Ex Cmte and others was called in response to the announcement by the MOA that four buildings will be acquired by the MOA to help deal with a range of homeless issues. These include two buildings in the Mid-Town CC district.

The questions in the handout provided by Al Tamagni, CC Pres included:

1. What is the process for Selection of Properties related to homeless, treatment, etc?
2. Process for addressing safety for all lives in selection of the Golden Lion.
3. Funding of purchase costs, property tax, alcohol tax, room/bed tax.
4. Operational and improvement costs
5. Budget adjustments for all COVID 19 related costs, incomes

#### Discussion

1. The old Alaska Club gym on Tudor across from Home Depot
  - a. This is an acquisition supported by resolution from the Mid-town CC some time past. Our support was towards the idea of a 'day shelter' that would help get the homeless off the streets in Mid-Town and provide some services.
  - b. Our questions since that action have been:
    - i. Where are the funds going to come from for O&M?
    - ii. Onsite security to ensure the tenants are not causing harm to neighbors
    - iii. How are homeless persons going to be informed and directed to the shelter?
    - iv. Will there be any coordination with companies like People Ready in providing day jobs for these homeless?
2. The Best Western Golden Lion hotel, a remodeled 83 room hotel with all other services including restaurant, large meeting rooms, etc. We were surprised that this hotel was now in the process of acquisition by the MOA.
  - a. Where are the funds coming from for the purchase of this hotel?
  - b. Any idea when this acquisition may be accomplished?
  - c. Where are the funds coming to provide any needed remodeling from a hotel to a drug/alcohol/homeless person services facility?

During our conversation, to include three members of the MOA Assembly (Meg Zaletel, Felix Rivera, John Weddleton) several issues or questions were raised in addition to the above.

1. Does this conversion not require special permitting and process?
  - a. Meg – we are thinking of using the same process we use now for alcohol sales or marijuana sales. This is still in discussion.
  - b. All commercial or residential developments have a well-established process which includes the requirement for a formal presentation to all Community Councils affected so that they have an opportunity to learn about the project and

- to provide comments to the developer and the Assembly BEFORE decisions are made.
- c. Tim Potter – mentioned several times, given the nature of this proposal that additional permitting is required not only from the MOA but also from the state. Meg agreed to investigate these issues and report back.
2. What is the property tax loss of this and cumulatively all four buildings?
    - a. Felix – this tax loss will be spread across all property taxpayers, so it really isn't that much of a concern. The amount, which was questioned, of tax income loss was stated to be about \$300,000 a year. It was also pointed out that there would be losses from alcohol taxes, bed taxes, etc. and that all of these MOA 'income' sources that will be impacted by these acquisitions need to be known, presented, and explained and that those property tax payers who will have to assume this loss need to be informed through direct notice.
    - b. Al – requested that a full, independent cost benefit analysis be prepared BEFORE these acquisitions are approved by the Assembly. This would look at the economic benefit of getting more homeless off the street, getting people in need of alcohol and drug addiction into treatments, and the loss of revenue to the MOA, and the cumulative O&M for each building/service.
    - c. It was suggested that the MOA team reach out to the Cook Inlet Southcentral Foundation for assistance/counsel in the development of these facilities and programs based on their extensive work/
    - d. It was also suggested that the MOA team include conversations with Karluk Manner and what they have learned with their facility and programs.
    - e. Also suggested that all local Alaska Native organizations be invited into this discussion and possibly some level of participation since about 40% of the homeless in Anchorage are from Alaska Native communities.
  3. The history of other alcohol/drug addiction programs/facilities has not been successful for the main reason that they must comply with all state and MOA rules and regulations that mandate staffing etc. Many have closed not only because they cannot afford:
    - a. A full-time doctor on site 24/7 (which would require more than one) a mental health nursing staff consistent with the number of persons in the facility, Etc.
    - b. It is not always about money, as some facilities have found it hard to find anyone willing to take these jobs or stay under contract for more than a year. So the problem is not only the cost but the availability of required professional staff.
    - c. Davidge suggested, consistent with the Midtown CC report on homelessness that the MOA coordinate with our Alaska Congressional Delegation to get no less than 2 National Health Service employees (on 5 year contract to pay back their college funding from the NHS) specifically assigned to Anchorage and its drug, alcohol, mental health needs. This has been done in other parts of Alaska and has shown some success with many remaining in Alaska after they fulfill their contracts.
  4. Will this facility be closed or open? In other words, is this a locked down facility or are 'patients' 'tenants' allowed to come and go? This has been an extremely high concern by

the adjacent residential and business owners and investors concerned with property value loss of the problems of trespass, loitering, etc.

5. Will this facility have 'court ordered' persons on site? People who have been ordered by the court to attend a detox or other program to deal with their additions etc.
6. It was also pointed out the Providence Mental Health Clinic needs to be consulted as they have been struggling with some similar problems and there might be some level of partnership discussed.

*If you have comments, changes, suggestions, etc please send them to Ric Davidge by email. Red notes help in 'seeing' your notes. [Ricdavidge1@gmail.com](mailto:Ricdavidge1@gmail.com) 907 229 53289*