



# GOVERNMENT HILL COMMUNITY COUNCIL

c/o Community Councils Center • 1057 West Fireweed Lane, Suite 100  
Anchorage, AK 99503

Jody Sola, President

Margy Hughes, Vice President

Peggy Wilcox, Secretary

Zoe Lowery, Treasurer

Bob French, FCC Representative

Belinda MacIntire, Ron Clark, Pete Murphy At-Large Board Members

## MINUTES COUNCIL MEETING, FEB. 15, 2024

### Approval of Agenda

Susanne DiPietro moves, Margy Hughes 2nd  
Approved

### Approval of Jan minutes

Peter Partnow moves, Margy Hughes 2nd  
Approved

### Treasurer's report: Zoe Lowery

\$775 in spending, \$2223 in savings

### Legislative Update: Sen. Loki Tobin & Rep. Cliff Groh

Senator Loki: Interested in sitting down with GHCC, Jody will arrange (Saturday 2/24 coffee, 101 E. Cook 1-2:30pm.) Has been negotiating to address underfunding of schools via SB 140. Is monitoring STIP process. Will be holding constituent meetings at Kavas March 13. Updated us on personal legislation: SB 27, 46, 100, 101, 115, 229

Representative Groh: Education funding for K12 its been flat funded for years, without an increase to the base student allocation Government Hill Elementary may see class sizes increase to 30+ students in 3<sup>rd</sup> grade next year. Mentioned looming natural gas crisis in Anchorage. There are conversations about the Susitna Watana dam as well as ANS natural gas. Legislative Finance division estimates a cumulative deficit over the next 10 years at \$11B. Is introducing a bill for legislature to oversee the permanent fund and estimate risk.

Is continuing Saturday Milk Shakes with Cliff 12-2pm 2/24, 3/2, 9 & 30<sup>th</sup> at Lucky Wishbone and Pancakes with Cliff on same dates 5-7pm in Muldoon.

### Assembly Update: Dan Volland

Assemblyman Volland: Assembly passed AMATS long range transportation plan. Focused on land use and public health. STIP was not approved by Federal Highway Administration compromising receipt of billions of dollars for the State of Alaska. DOT is responding with corrective actions.

Sponsored an ordinance to prohibit right on red in central business district and downtown (pedestrian safety). Is working on a public engagement plan consolidating residential districts from 15 to 5 (P&Z).

GHCC President requested presentation on Assembly ban on right on red at GHCC March meeting.

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### **ASD School Board: Dave Donley**

School Board is working on the budget and expects lots of testimony about school funding. There is a massive deficit, expects it will be closed through increasing class sizes. Believes ASD needs to increase instructional hours.

### **Port of Alaska:**

Port Director, Steve Ribuffo

Was surprised to see the tower appear on Tract J. It is currently not functioning as it needs power access, there are ongoing conversations between Atlas Towers and Chugach Electric. Ribuffo will be coming to GHCC for permission to open up fence off of Erickson to allow for contractor access for power installation.

### **NEW BUSINESS:**

• CAPSIS funding requests

- Funding that comes from the state. GHCC a wish list for 4 projects. Steve Gerlek requests verbiage to be added that mentions the projects are included in the Government Hill neighborhood plan.

- Curling Club is looking to build up to 6 sheets of ice

- Have received \$50K to partially fence around the Commons.

Margy moves to adopt CAPSIS proposal as amended Bob French 2nd

Approved

### **OLD BUSINESS:**

Wireless building discussion: Tom Davis, MOA; and Connor Scher, Anchorage Historic Preservation, and Bryce Huff, MOA Building Maintenance, shared informational presentation on findings about wireless station and future use of property.

Per Jody: There have been convos with Tom about moving Wireless Building to Tract J. Have some preliminary \$s to assess possible actions. He last presented to GHCC in March 2023, has since commissioned a report and is now revising before distribution.

Connor: Building was there before the neighborhood was built. Listed on National Register of Historic Places. From 1917. Only other buildings in the neighborhood were AC houses.

Tom: Goal of the report is to give status of structure and architectural significance and provides recs for how to restore. Looking at all 3 buildings. Working with SOA Office of History and Archaeology we are going through the report to make it readable for release. Report will be submitted to the state by the end of March, after which the report will be publicly available. Report – the cupola is in great shape, the challenge is the roof and floor structure – the main building is deforming and is going to fail. There is a collapse threat. It will take a lot of effort to restore building. Tom visited and the floor was obviously spongy.

Bryce: the structural elements supporting the floor are failing. The floors support the walls which support the roof. Moisture is deteriorating the floor framing. Also have report from Bob French about lead paint and other toxics.

Tom: Options are A) No action, B) Renovate in place, C) Move and renovate. Report doesn't estimate cost, it tells us that restoration will not be easy. Even option A results in cost of cleanup/remediation. Tom shows slide of possible uses: a) Community Center b) Telecom museum c) Business Park/Incubator. If the land is cleared of the buildings there can be ways to regain money by selling the lots, (reluctant to estimate cost of renovation or preservation) costs may be in the \$100Ks for the house.

Building A is most significant, but it's about the three of them. Building B & C are less significant without Building A.

Recap: Report will be submitted to SOA in March and after that we will release it. On the City side we will work with the state and Muni legal dept on determination for moving it. After report is submitted, we will address options. Floor reenforced? Reconstruction?

Buildings are owned by the Muni with a deed restriction – if historic value is not preserved, property may revert to Feds.

Note: ATT has money for projects like this. A baby ATT from 1917 next to 2024 ATT building.

## **GOVERNMENT HILL COMMUNITY COUNCIL**

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•Action: Jody will put together a survey for residents on options.

**COMMITTEE UPDATES:**

•AMATS/Parks update: Bob French- AMATS is meeting 2/27. Link is on the website. They will have info on the STIP, the one which was not approved by FHA. The TIP is currently out for comments.

**COMMUNITY CONCERNS:**

Pick up after your dog! Bring an extra bag!

Molly Mylius- New coffee shop in old A Town location. Now owned by people who also own Palmyra A Town will continue to roast at location. Eventually will offer some foods, for now just coffee.

Susanne DiPietro: SB 199 would allow DOT to dispose of lands it has acquired for public works purpose in whatever way the commissioner sees fit. The current process is to transfer these lands to DNR which has 100s of pages of regulations including statements of purpose and requirements for community input. This change would affect disposal of Knik Arm Bridge lands. Bill is sponsored by Senator Hoffman

**ADJOURN**

Zoe Lowery moves to adjourn, 2<sup>nd</sup> Susanne DiPietro  
Motion passed. Mtg adjourned at 8:20pm

RESPECTFULLY SUBMITTED

Peggy Wilcox, Secretary