

Girdwood Housing and Economic Committee
April 6, 2026
Regular Meeting
Minutes Draft
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:
All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Krystal Hoke, co-chair
Attending are Matt Schechter, Tim Cabana, Brooks Chandler, Krystal Hoke
Quorum confirmed

Agenda Revisions and Approval

April 6 2026 meeting agenda approved MS/TC Assent
March 2 2026 meeting minutes approved TC/MS Assent

GBOS report: Mike Edgington: unable to attend. Contributed information on GBOS approval of RFP for Housing Action and Implementation plan with funding NTE \$100,000 for this project.

Announcements/Presentations:

None

PUBLIC COMMENT:

Brice Wilbanks, candidate for GBOS Seat
Brice Wilbanks: updating Girdwood property tax app.

Staff: LUC agenda will be updated to add a presentation from Nathan Braun with Monarch Hospitality Group regarding possible boutique hotel project in Girdwood. Parcel of interest is 6-296, of which there are several near the 5K loop zoned GOS or GRR. Discussion with Monarch group has included sharing the Girdwood Comprehensive plan and the community's need for workforce and residential housing.

Old Business:

1. GHEC Vacancies:

No candidates.

Item will be removed from agenda and will return when there are candidates. Ongoing vacancy of one position, new vacancy in May with Liam's departure.

2. GHEC proposal for code change similar for flexibility of modular/mobile dwelling units (Hoke/Eker)
GHEC request for LUC consideration of proposal.

Brooks Chandler has amended the draft AO as indicated in highlighted text in the meeting packet.

Motion:

GHEC moves to send the draft ordinance to LUC for review and input.

Motion by MS/TC

Motion carries by assent

Discussion of the current draft brings up additional elements that GHEC would like to see in a final proposal. Ultimately the draft language will go to MOA and their legal department for review and changes, if needed.

Motion:

GHEC moves to include the following requirements to small forms of housing and relocatable dwelling units to Section 9 of the draft ordinance: Skirting around the base of the dwelling; Connection to sewer; Street facing façade (siding) to match in character that of the main house on the lot.

Motion by TC/MS

Motion carries by Assent

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

3. GHEC Recommendation for GBOS funding for an RFP for a Housing Action and Implementation Plan (Chandler/Schechter)

As reported earlier, this item has been approved by GBOS with funding NTE \$100,000.

This item is now on the work list for staff to take to MOA for assistance in finalizing the RFP and getting it out to bid.

There is another RFP in front of this one, likely to be a couple of months for follow up.

Item will move to pending business.

New Business:

None

Program Updates:

4. Update on housing projects under way, if any

Krystal Hoke updates that Ruane housing project work continues. Girdwood Inc has grant request for development of planning documents to move the project forward. Staying in touch with HLB regarding the project as the primary interest. HLB feasibility study is for gravity-fed sewer line along the back of the property and tying into Ruane, buried beneath access road. This will require significant fill.

5. Parcels requested for transfer:

6-076: Across Karolius, adjacent to California Creek Park (to GCLT)

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park

6-011(C): Formerly 6—016;6.5 acre portion only within Holtan Hills now GIP.

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park (to GPR)

6-029: Behind Spoonline and Basecamp

6. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Next meeting: May 4 2026

Adjourn 6:40PM