

Girdwood Housing and Economic Committee
August 5, 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:

Join: <https://teams.microsoft.com/meet/212444513472928?p=ONkPrD6UM6xEMO4OI1>

Meeting ID: 212 444 513 472 928 Passcode: RS75qy3z

Dial in by phone [+1 907-519-0237](tel:+1907-519-0237), [181790256](tel:+181790256)# Phone conference ID: 181 790 256#

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Brooks Chandler, co-chair

Attending Matt Schechter (MS), Erin Eker (EE), Brooks Chandler (BC), Krystal Hoke (KH), Tim Cabana (TC)

Quorum confirmed

Agenda Revisions and Approval

August 5 2026 meeting agenda approval

EE/KH Assent

June 1 2026 meeting minutes approval

EE/KH Assent

GBOS report: GBOS GHEC Liaison: Kellie Okonek

MOA GBOS meeting last week. Points were:

- GHEC provide input to GBOS; GBOS will forward ideas for TIPS consideration of Girdwood projects from TIPS funds. Assembly will determine what projects are funded
- HLB/Orca View discussion to steward the project.
- Zoning – Melisa Babb attended, seeking code language for P&Z to review mobile homes amendment to T21C9

Announcements/Presentations:

Ryan Yelle, HLB Land Management Officer RE: Ruane/Orca View subdivision

GIP Phase 2: Plat 2026-43 has been recorded and Tract B-5 is expected to be transferred to MOA GVSA Girdwood Street Maintenance. B-4 will be put up for closed bid sale with proceeds going to HLB Girdwood projects. Permittees in Tract B-3 will continue to shuffle around a bit; this shuffle is pending moving of GVSA street maintenance equipment. This can be done now that platting action is complete.

Orca Mtn View: Plat 2026-42 has been recorded. Tract B is intended to be developed for residential use. Sewer Feasibility Study completed in February provided estimated cost for development of sewer at \$900,000. No estimate of road yet as alignment is not determined, rough estimate is \$2M+.

HLB requests that GHEC/GBOS settle on concepts to use in development. Based on zoning alone, about 200 dwellings could be built in that area, which is likely not what the community wants. HLB requests target number of dwelling units and other priorities. Some were stated related to Holtan Hills development and in the Girdwood Comprehensive Plan.

Discussion:

Workforce housing: High density rental apartments.(Schechter)

GHEC and LUC support has been for 50% workforce housing and the rest market rate.

Through GHEC/GBOS a specific definition of Workforce Housing is needed to include in the RFP.

Non-profit ownership and local site control is desired.

Fear of competitive bid is that Girdwood gets cut out of process. Girdwood seeks a way to ensure that land is developed for local public good in developing workforce housing. Disposal of land through sole source option is unlikely.

HLB land must be disposed of through transparent and open process, Request for Proposal (RFP) or Invitation to Bid (ITB). RFP allows for conditions to be placed on the transfer of land to achieve the development outcome that is desired and is the better option for this project. RFP criteria can be tailored to meet community needs, for example, a percentage of the project to be dedicated to workforce RFP would be awarded via a selection committee. RFP cannot be crafted by those who may bid on the project.

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

There will be need for creative solutions to funding. MOA is currently working on some similar projects, but none have been completed yet.

Housing study has been requested and should be put up for RFP by purchasing. This will guide some information needed for RFP. Girdwood Area Plan estimated 75 units of workforce housing needed.

Modify Holtan Hills RFP to meet needs of Orca Mtn View.

Justification for no-fee disposal is modeled in Holtan Hills disposal ordinance, requires that two parcels are given to non-profit to develop for community workforce housing.

This project will be an expensive build due to the site itself as well as current state of construction/development. Additionally, there is no public water source to Orca Mtn View, water will need to be via community well. This may also create requirements for the project.

Holtan Hills lots for workforce housing have not yet been selected. HLB will purchase the lots back from CY investments.

Bylaws of Holtan Hills Subdivision are to be provided to GBOS and Planning and Zoning for review.

Motion:

GHEC moves to create a subcommittee comprised of Matt Schechter and Krystal Hoke, with others) to create a definition of Workforce Housing.

Motion by MS/KH

Carries by assent

Motion

GHEC moves to create a subcommittee comprised of Brooks Chandler and Erin Eker, with others, to work on a proposed RFP to provide to GBOS and HLB regarding disposal of Orca Mtn View Subdivision

Motion by EE/MS

Carries by assent

PUBLIC COMMENT:

Krystal Hoke: Little Bears Open house SAT 4-6 to tour the new building.

Mike Edgington: STR registration deadline was July 31.

300 STRS registered in Girdwood by the original deadline.

Receiving report of those registered requires records request, which Mike has submitted.

Emma Kramer: UCCA collects funds for winter snow removal on Crow Creek Road. Request guidance regarding receiving fees from Holtan Hills when roads connect onto Crow Creek Road. Should this be included in Holtan Hills HOA?

Brookes Chandler: STR Grace period for registration of STR was extended to Oct 1.

Early voting at City Hall or Midtown Mall for primary.

Old Business:

1. Housing and Economic Committee Budget 2027

Current proposal is \$100,000 for 2027 budget, this was carried over from 2026 budget.

Housing study is targeted for last year's budget, for \$100,000. This will be moved to capital account.

Project for 2027 funds:

RV Feasibility Study: Under consideration for TIPS funding, but may need GVSA funding.

Prior proposal was \$30,000 for 35% design. Est \$45-50K for updated study.

Watershed study: Watershed is Areawide service. This should be requested from Areawide funding.

Orca Mtn View: Pre-development funding should be paid via HLB. RFP should call out who pays.

Est \$50K to support items as partner of HLB.

Holtan Hills: Lots Conveyance funds needed?

Update of T21 Based on Girdwood Comprehensive Plan update, update of T21 is needed and will have costs.

Unspent funds roll to the Girdwood Undesignated funds. Budgets can be amended in First Quarter Revisions.

Motion:

GHEC moves to request \$100,000 in funding from GVSA property taxes in 2027; \$50,000 expected to be needed for RV Park Study, \$50,000 to be held for future projects.

Motion by KH, MS

Motion carries 4-0

2. MOA Budget: Tourism Improvement Projects 2026

AR 2026-55 set aside funds to "Promote Tourism". Request of GBOS to GHEC to review projects to propose to MOA/Visit Anchorage for consideration in 2027 budget cycle. Must be completed Sept 2026.

Ideas suggested thus far are: bathrooms, RV Park feasibility study, housing study

2027 funding is \$1.5M total

Ideas discussed:

RV Park study @ est \$45-\$50,000

Glacier Valley Transit funding. GVT is not requesting service area funding.

Bathrooms: Parks Plan calls out bathroom to be constructed in park, near where Little Bears is currently.

Krystal Hoke Recommends tourism assistance package of \$100,000 total with clear line items.

Ideas that could be included in the package are:

RV park study @ @\$50,000

Restroom pre-development (this is related to RV Park, maybe already in RV Park Study)

GVT

Visit Girdwood (Girdwood Chamber of Commerce)

Sunday Markets

Girdwood Center for Visual Arts

Placefinding/gateway arches in Town Square Park

Motion:

GHEC moves to recommend to GBOS a Girdwood Tourism Projects Package of \$100,000 for various Girdwood projects, \$50,000 for RV park study and \$50,000 to be specified at the GBOS meeting.

Motion by KH/2nd MS

Motion carries 4-0

New Business:

3. GHEC Advance the Housing Policies from the GCP-

POLICY H4.4: Develop an appropriate property tax incentive program to implement in Girdwood.

State law was changed to expand property tax exemptions recently.

Mayor has proposed two tax exemption ordinances, one for first time home owners and the other to encourage re-development of commercial property into housing.

Rather than responding to these proposals, instead Brooks encourages that GHEC consider a proposal that is fitting for Girdwood. Anchorage-based ordinance proposal is unlikely to be of impact in Girdwood. Current base level is well-below market rate for Girdwood first-time homes.

Program Updates:

4. Update on housing projects under way, if any

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. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
STR data from MOA registration

Next meeting: Sept 7 2026

Adjourn 7:58PM