

Girdwood Housing and Economic Committee
February 2, 2026
Regular Meeting
Agenda 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/22979602107741?p=CIns8c0fvaRfROH7aU>

Meeting ID: 229 796 021 077 41 Passcode: uN37TK2m

Dial in by phone [+1 907-519-0237,,774362837#](tel:+1907-519-0237,,774362837#) Phone conference ID: 774 362 837#

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

Call to Order 6:00 p.m. Krystal Hoke/Brooks Chandler, co-chairs

Roll Call, confirmation of quorum

Agenda Revisions and Approval

Feb 2 2026 meeting agenda approval

Jan 5 2026 meeting minutes approval

GBOS report: Mike Edgington

Announcements/Presentations:

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Old Business:

1. GHEC Vacancies
2. Update on STR at municipal level
AO2025-117 2% Room tax increase
AO2025-115 Registration
TBD Health and safety items from prior b&b municipal code
3. GHEC proposal for code change similar for flexibility of modular/mobile dwelling units (Hoke/Eker)
AO2025-112 is source document.
4. Review draft RFP for Housing Consultant (Chandler/Schechter)

New Business:

5. 2026 Committee Goals (Chandler)
6. GHEC Operating Procedure update (Chandler)

Program Updates:

7. Update on housing projects under way, if any
8. 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
9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
10. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Next meeting: March 2 2026

Adjourn

Pending Business:

11. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
12. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. Status: ongoing for HLBAC meetings
13. MOA Grant opportunity: Subgrant of NPS Paul Bruhn Historic Revitalization Grant