

Girdwood Housing and Economic Committee
February 2, 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. Brooks Chandler, co-chair

Roll Call: attending are Krystal Hoke (KH), Liam Coyle (LC), Matt Schechter (MS), Tim Cabana (TC), Erin Eker (EE), Brooks Chandler (BC).

Quorum confirmed

Agenda Revisions and Approval

Feb 2 2026 meeting agenda approved	EE/LC	Assent
Jan 5 2026 meeting minutes approval	EE/LC	Assent

GBOS report: Mike Edgington

GBOS appointment to GHEC board: Recruitment is ongoing. GBOS can appoint in FEB.

MOA GBOS meeting held Jan 26. Discussion included Dark Skies, MOA 50th Anniversary, State gravel, and land disposal and CUP for Holtan Hills. See MOA GBOS minutes for specific discussion. Video is posted on YouTube.

Announcements/Presentations:

PUBLIC COMMENT:

Krystal Hoke: Spoke at P&Z regarding Holtan Hills and at Platting action for Ruane project on her own behalf.

Brice Wilbanks: created app that integrates land use and tax information. <https://tax.girdwood.app>

Old Business:

1. GHEC Vacancies: No responses yet. Members of GHEC are encouraged to recruit. Members must reside in and be registered to vote in the Girdwood Valley Service Area as this group makes recommendations for spending of GVSA collected taxes.
Group discusses addition of non-voting members, such as a representative of Pomeroy or other larger employers.
2. Update on STR at municipal level: All of the tax items have been either rejected by Assembly or postponed indefinitely.
New code regarding registration of STRS has passed and is to be implemented in May, with enforcement starting 90 days after implementation. Unlike prior B&B code, STR registration does not require owner occupancy and does not address health and safety items. These may be something to add at a later date. GHEC will add review of STR registration to their agenda as new business when it's fully implemented in August.

Motion:

GHEC moves to remove the STR items from their agenda.

Motion by MS/2nd EE

Motion carries by Assent

3. GHEC proposal for code change similar for flexibility of modular/mobile dwelling units (Hoke/Eker) AO2025-112 is source document for other areas in the MOA.
Krystal and Erin present that they recommend starting small, with request to change code for gC-5 (So Townsite parcels) only. In discussion, there is interest in including trailer court, which is grandfathered in but not currently allowable by code. Group also discusses combining gC parcels as there are many in Girdwood. Code change needs to be in alignment with adopted Girdwood Comprehensive Plan.

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](https://municipalroadmaintenance.org/gbos-hes)

Motion:

GHEC moves to prepare draft zoning change regarding module/mobile dwelling units for gC-5, gC-8 and other gC districts as consistent with the Girdwood Comprehensive Plan.

Motion by EE/2nd LC

Motion carries by Assent

Brooks Chandler offers to provide draft for discussion at GHEC in March. Mike Edgington offers to assist.

4. Review draft RFP for Housing Consultant (Chandler/Schechter)

Brooks Chandler reviews draft that he and Matt supplied for the meeting packet

Two options for moving forward with purchasing once the RFP is complete:

RFP Bid: Bidders create proposals based on the deliverables; selection committee determines which company should be awarded the contract, fee is negotiated.

Term Contract: MOA term contractors provide quote to write the housing plan within a pre-set Not to Exceed amount.

There are few housing consultants with expertise in mountain towns, namely WGW and Agnew Beck. It is likely that they would figure in to any proposal meeting the criteria established by GHEC.

Estimated budget is around \$100,000.

Group discusses how to move forward with the proposal.

Motion:

GHEC moves to forward the draft RFP to GBOS with recommendation for review and action.

Motion by KH/2nd MS

Motion carries 5-0

Motion:

GHEC moves to add the draft RFP for Housing Consultant as an announcement at the Girdwood Land Use Committee.

Motion by KH/2nd EE

Motion carries 5-0

New Business:

5. 2026 Committee Goals (Chandler)

Goals provided for the meeting packet.

6. GHEC Operating Procedure update (Chandler)

Potential operating procedure updates presented in the meeting packet. Items include:

Dates of meetings, makeup of the GHEC, relationship between GHEC and LUC, Voting member number/quorum requirement

Group discusses reaching out to Pomeroy for possible representative in non-voting role.

Program Updates:

7. Update on housing projects under way, if any

Edgington: Creekside Apartments are the only apartment housing in Girdwood that offers below market rate housing, which will end in about 4 years when agreement ends. Likely that this will result in sale of units as condominiums at market rate, which will impact the long term rental market.

Hoke: Feasibility Study for Ruane project utilities is to be completed and available for review next month.

8. Parcels requested for transfer:

HLB 1 and 5 year plans are before Assembly Feb 17. Work session held last week on this item. Currently the following parcels are included in the HLB plans, moving forward:

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: Platting action under way

6-076: Across Karolius, adjacent to California Creek Park (to GCLT). Added back in to plans.

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

with removal of developable land from park parcel for other development.
6-011(C): Formerly 6-016; 6.5 acre portion only within Holtan Hills now GIP: Part of Holtan Hills platting
6-029: Behind Spoonline and Basecamp: Not currently in action.

9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Item is no longer relevant

Motion:

GHEC moves to remove this item from the agenda.

Motion by EE/2nd MS

Motion carries by Assent

10. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
No updates

Next meeting: March 2 2026

Adjourn 7:45PM

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