

Girdwood Housing and Economic Committee
January 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:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

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

Call to Order 6:00 p.m. Erin Eker, designee

Roll Call: attending are Erin Eker, Liam Coyle, Tim Cabana, Krystal Hoke, Brooks Chandler, Matt Schechter.

Quorum Confirmed. Krystal Hoke and GBOS GHEC Supervisor Mike Edgington are attending P&Z Meeting re Holtan Hills, which begins at 6:30PM

Agenda Revisions and Approval

January 5 2026 meeting agenda approved

Amended to include new business item #6 re vacancies	Hoke/Schechter	Assent
--	----------------	--------

December 1 2025 meeting minutes approved	Schechter/Chandler	Assent
--	--------------------	--------

GBOS report: Mike Edgington is attending P&Z meeting; report in the packet and addressed in meeting

Announcements/Presentations: None

PUBLIC COMMENT: None

Matt Schechter assumes chair for the duration of the meeting.

Old Business:

1. GHEC Annual election of officers 2026; Positions are 2 Co-chairs
Krystal Hoke Nominated by Chandler/2nd Eker. Nomination accepted by Hoke.
Krystal Hoke elected to serve as co-chair via roll call vote with 5 in favor, 0 opposed.

Brooks Chandler Nominated by Eker/2nd Hoke. Nomination accepted by Chandler.
Brooks Chandler elected via roll call vote with 5 in favor, 0 opposed.
2. Update on STR regulation status through municipal process
AO2025-97 STR 5% tax plus amendments: This failed to receive assembly approval for spring ballot.
AO2025-117 2% Room tax increase: This item is pending assembly vote.
AO2025-115 Registration. Registration has passed Assembly and is effective.
TBD Health and safety items from prior b&b municipal code. Now that registration has passed, this may be an item to address with future request to Assembly.
3. GBOS Request for GHEC to consider Girdwood-oriented flexibility of modular/mobile dwelling Units
AO2025-112 is source document.
If Girdwood wants to opt in to a similar code change, GHEC will need to promote it. This falls under Housing Action Plan and consultant work, which may be a longer-term project. Group is also interested in pursuing with the community in short term.

Motion:

GHEC moves to add task related to code change for Modular/Mobile dwelling units to the deliverables from the housing RFP under draft RFP Task #3.

Motion by Chandler/2nd Hoke

Motion carries by Assent vote

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

Motion:

GHEC moves to consider Girdwood-specific proposal for modular/mobile dwelling units to potentially take to the Assembly for Girdwood Land Use code change.

Motion by Eker/2nd Chandler

Motion carries by Assent vote

Hoke and Eker will work on proposal for GHEC to consider.

Chandler will help with language for proposal. Plan is to present via LUC.

4. Review draft RFP for Housing Consultant (Chandler)
Group focuses on their goals for Housing consultant.
Chandler and Schechter to modify current document and present revised draft at the next GHEC meeting.

New Business:

5. GHEC vacancies

Lisa Miles has resigned from GHEC effective immediately.

Liam Coyle is moving in April and will resign in coming months.

Staff will announce vacancy on Tue with due date of Jan 23; GBOS could appoint on Jan 26 regular meeting.

Program Updates: No updates Agenda items 6-10.

Item #8 will be part of the Housing Consultant tasks.

Motion:

GHEC moves to remove item #8 from future agendas.

Motion by Eker, 2nd Schechter

Motion carries by Assent

Language at the beginning of agendas is no longer correct. GHEC is not subject to OMA.

Motion:

GHEC moves to remove language related to Open Meetings Act from Agenda.

Motion by Eker/2nd Schechter

Motion carries by Assent

6. Update on housing projects under way, if any
7. 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
8. Conversion of STR to LTR via incentive programs (Schechter)
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: February 2 2026

Adjourn 7:55PM