

Girdwood Housing and Economic Committee
June 1, 2026
Regular Meeting
Minutes Final
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

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

Quorum confirmed

Agenda Revisions and Approval

June 1 2026 meeting agenda approval

EE/TC

Assent

May 4 2026 meeting minutes approval

EE/TC

Assent

GBOS report: GBOS GHEC Liaison: Kellie Okonek: GBOS requested additional hearing at Land Use of item #1 on this agenda.

Announcements/Presentations: None

PUBLIC COMMENT: None

Old Business:

1. GHEC proposal for code change for flexibility of modular/mobile dwelling units (Hoke/Eker)

Input from LUC April/May in their consideration of proposal.

GBOS requests LUC discuss further with consideration of Volunteer Fire Service, density, consistency with Girdwood Comprehensive Plan, unintended impacts.

GHEC is open to suggestions from LUC and GBOS. LUC first introduction was very well attended. There was good exposure to the concept and it didn't generate a huge response organically at LUC when it came up a month later as old business. gR-1 was added in response to public interest expressed in an earlier GHEC meeting. In the end, if supported by the community as it was at the prior LUC meeting, this would go forward to P&Z and changes could be made at that time as well. GHEC makes no changes to their earlier recommendation.

2. Housing and Economic Committee Budget 2027

GHEC budget in 2026 is \$100,000, which is intended for the housing study. 2027 budget will be presented as flat (ie \$100,000). GHEC should put together ideas of what they would spend funds on in 2027. In discussion, the group considers RV Park Study and 35% design and pre-development work on the Ruane project. This information will be helpful to GBOS at Budget meetings 2 or 3, currently slated for late July or late August.

3. Meeting schedule: Cancel July 6 meeting?

Motion:

GHEC moves to cancel July regular meeting.

Motion by BC/TC

Motion carries by assent

New Business:

4. 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.

Projects must be clearly for the purpose of supporting tourism. Ideas are RV park feasibility, restrooms.

This topic will be discussed fully at August GHEC meeting in order to provide input to GBOS and discussion with MOA.

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

Program Updates:

5. Update on housing projects under way, if any. Ruane still in platting process. Expect completion mid-summer
6. Parcels requested for transfer: No updates
 - 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)
7. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
All STRS are required to register with MOA. Clerks office is collecting information.

Next meeting: Aug 3 2026

Adjourn 6:55PM