

Girdwood Housing and Economic Committee
May 4, 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, Matt Schechter, Erin Eker, Tim Cabana, Brooks Chandler

Quorum confirmed

Agenda Revisions and Approval

May 4 2026 meeting agenda approved	MS/EE	Assent
April 6 2026 meeting minutes approved	KH/MS	Assent

GBOS report: GBOS GHEC Liaison has not been selected yet by GBOS. Kellie Okonek attends and expresses interest in serving in that role.

Announcements/Presentations: None

PUBLIC COMMENT:

Tim Cabana: Thank you to community for support for Will Ingrim and the Ingrim family.

Old Business:

1. GHEC proposal for code change similar for flexibility of modular/mobile dwelling units (Hoke/Eker)
Input from LUC April/May in their consideration of proposal.

Item was introduced at LUC in April, Brooks Chandler provided information at that meeting and will attend for hearing/information on it at next week's meeting, when it could be eligible for vote by LUC. LUC's recommendation would go forward to GBOS. If they recommend changes it could come back to GHEC first.

New Business:

2. Housing and Economic Committee Budget 2027

GBOS Budget cycle will begin once new GBOS members are seated. Budget discussions start with review of prior year and current year. GVSA Manager proposes budgets based on current year, GBOS makes adjustments. Budgets must be approved by GBOS in September for municipal process and to be finalized. First Quarter Revisions are an opportunity to make changes. Kyle will provide budget spreadsheet to GHEC for the June Meeting.

Program Updates:

3. Update on housing projects under way, if any

GBOS discussed platting of Orca View off Ruane at their meeting with MOA/HLB.

Holtan Hills Plat is pending.

Tim Cabana says that once spring is here Spinelli will build the 11 new homes off of Alyeska Highway. Private owner will also build nearby.

4. Parcels requested for transfer:

6-076: Across Karolius, adjacent to California Creek Park (to GCLT): Krystal updates that GCLT has applied for renewal of their Land Use Permit for this parcel and plans to add provision to dig test holes in this cycle. She has been waiting for the Girdwood Comprehensive Plan and Girdwood Parks Plan to pass to initiate next steps on the project for this location.

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: in platting process.

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

6-011(C): Formerly 6—016;6.5 acre portion only within Holtan Hills now GIP. No update

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park (to GPR). Also on hold during parks plan process. Parks plan has been submitted to planning and will be scheduled for P&Z hearing this spring.

6-029: Behind Spoonline and Basecamp. Although originally of interest to GHEC, group discusses that there is no plan for development on this area as there are significant access and flood plain concerns.

Motion:

GHEC moves to remove parcel 6-029 from the inventory of parcels to track for possible transfer.

Motion by EE/KH

Motion carries by assent

5. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

MS reports that the subscription for Air DNA has been renewed by Girdwood Inc.

As of June 1, STRs within the municipality are required to register with the MOA.

Group discusses schedule for upcoming meetings; likely cancel regular meeting in July; a special meeting could be called if needed.

Next meeting: June 1 2026

Adjourn 6:40PM