

**Girdwood Housing and Economic Committee**  
**November 3, 2025**  
**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:

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. Krystal Hoke

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

Quorum confirmed

**Agenda Revisions and Approval**

November 3 2025 meeting agenda approved with amendments	EE/LC	Assent
Old Business: HLB 1 & 5 year plans	EE/MS	Assent
New Business: MOA subgrant of NPS grant for Historic Revitalization	MS/LC	Assent
October 6 2025 meeting minutes approval	postponed to Dec	

**GBOS report:** Mike Edgington

At the MOA GBOS meeting it was clarified that a change in code makes it clear that GBOS Committees are not subject to Open Meetings Act and are not required to follow AMC 1.25. They can choose to follow it, however.

**Announcements/Presentations:**

GBOS Committees will hold elections to fill executive leadership roles at their first meeting in the new year.

Community Wildfire Protection Plan. Public review draft is to be completed, comment period Nov 11-30, 2025. [wildfire.muni.org/cwpp](https://wildfire.muni.org/cwpp)

Town Hall is scheduled Nov 12 at Loussac Library.

**PUBLIC COMMENT:** Two members of the public are attending and are interested in Ruane project and work of the GHEC.

**Old Business:**

1. Update on STR regulation status through municipal process:

Action was postponed to the Nov 18 Assembly Meeting. At that meeting 3 items will be on the agenda:

AO2025-97 STR 5% tax and amendments: If it passes the Assembly, this item would go to voters to decide. Concept is for a 5% tax on STR. Amendment could clarify that funds received in an area would be spent in that area (ie: STR tax would stay in Girdwood). GBOS has sent Resolution of Support for this to go on the ballot in spring 2026 if that amendment is included.

AO2025-117 2% Room tax increase: This is a newly added idea, if accepted by Assembly this item would also go to voters for decision. This tax would apply to hotels as well as STR, bringing the Municipal room tax to 14%, with the 2% increase earmarked for housing and infrastructure. Other Municipal room tax is already dedicated to specific items and is apparently not easily adjusted.

It is unlikely that both of the above concepts for tax related to rooms will pass the Assembly.

AO2025-115 Registration: In addition to registration, this AO would make nightly rental allowable Municipal code, which is not the case currently.

TBD Health and safety items from prior b&b municipal code: This item has not yet been taken up. GHEC members are encouraged to review the items and provide their input to Assembly members.

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

2. GBOS Request for GHEC to consider Girdwood-oriented flexibility of modular/mobile dwelling Units  
AO2025-112 is source document.  
2025-112 has already passed Assembly but was not written to include Girdwood. GHEC members are encouraged to review the source document to discuss proposing version that would match Girdwood at the next meeting.

3. Election of member to participate as co-chair.  
Brooks Chander and Matt Schechter are potentially interested in nomination. Item is postponed to December.

4. Holtan Hills Conditional Use/Planned Use Development  
Item will be decided at Planning and Zoning Commission, expected to be on the Jan 2026 agenda. After application is received, a full packet will be made available for review and comment.

**Motion:**

GHEC moves to review the prior work of HHHAC and update recommendations upon review of the P&Z Holtan Hills Conditional Use/Planned Use Development packet.

Motion by TC/2<sup>nd</sup> EE

Assent

Items specifically to address in Conditional Use process are:

- Inclusion of 2 lots for purchase by HLB to be turned over to Non-Profit for Community Housing in Phase 1.
- Requirement for HLB or Developer to pay for INHT realignment

5. HLB 2026 Work Plan and 2027-2031 Management Plan Review and Comments [Real Estate Department Heritage Land Bank](#)

Deadline extended to Nov 21. GBOS will hold work session on this Nov 14.

GHEC members are encouraged to review plan and provide input directly as well as participating at LUC/GBOS.

**New Business:**

6. Review draft RFP for Housing Consultant (Chandler)  
Item is introduced. GHEC is encouraged to review and bring comments to next meetings.

7. MOA Grant opportunity: Subgrant of NPS Paul Bruhn Historic Revitalization Grant  
Item is introduced. 6-7 subgrants from \$25,000-\$75,000 are expected to be awarded. Application cycle will be next fall for projects to be completed in 2027.

**Ideas include:**

Relocation of one of the hand tram terminals to Town Square Park where it can house the historic GFD tank truck.  
Girdwood Station (train station building that was moved to Eklutna and is now not needed there)  
Members are encouraged to review information on the grant, which will be added to the meeting packet.

**Program Updates:**

8. Update on housing projects under way, if any  
Offsite improvements for Holtan Hills are mostly complete. Road is in. As discussed, CU/PUD process going forward.  
Alyeska Resort is starting project in Daylodge parking area. No building permit issued yet.

9. Parcels requested for transfer: These are relevant for the HLB 1 and 5 year plans.
- 6-076: Across Karolius, adjacent to California Creek Park (to GCLT): GLCT pursuing with Parks Plan work.
  - 6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: GCLT pursuing. Comments received regarding cost to fill and access to this property.
  - 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
10. Conversion of STR to LTR via incentive programs (Schechter): Not discussed
11. Status of [GHEC 2023-03 Service Area Bed Tax](#) resolution forwarded to GBOS. Not discussed
12. Discuss any updates to program matrix and data collection on short-term housing (Schechter): Not discussed.

Next meeting: December 1 2025

Adjourn 8:15