

Girdwood Housing and Economic Committee
October 6, 2025
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. Lisa Miles
Roll Call: Brooks Chandler (BC), Matt Schechter (MS), Liam Coyle (LC), Lisa Miles (LM)
GBOS Member Edgington attending
Quorum confirmed

Agenda Revisions and Approval

October 6 2025 meeting agenda approved	LM/MS	Approved
Addition of Holtan Hills CU/PUD to new business	LM/MS	Approved
July 7 2025 meeting minutes approval	LM/MS	Approved
August 4 2025 meeting minutes approval	LM/MS	Approved

GBOS report: Mike Edgington
Assembly activities under Item #2

Announcements/Presentations:

Welcome new GHEC member, appointed Sept 30.
Brooks Chandler appointed by GBOS.

HLB Annual work program and 5 year management plan is posted for public comment. Comment period closes Oct 19.
[2026_HLBWorkPlan_DRAFT_20250930_PublicReview.pdf](#)

PUBLIC COMMENT: None.

Old Business:

1. Girdwood Housing Implementation/Action Plan (Hoke)
Related to Action on the Ruane Parcel, which is to be subdivided in subdivision action with Industrial Park.
Matt Schechter advises that Girdwood Inc is scheduling a meeting with administration and Mayor LaFrance and assembly members to communicate and figure out a process for Ruane property development to meet community housing needs sometime mid-October.

Idea is that the land will be conveyed to local non-profit (GCLT). This is a different model than other partnerships with MOA/HLB, which have required successful developer to be involved in this phase as assurance of success. To get around this, Girdwood Inc proposes making transfer of land to private entity time-conditional: public/non-profit partnership compared to public/private partnership.
RFP would then address community need for housing and proposals would address community housing.

Similar to Little Bears development, transfer of land should make funding available that isn't available until land is in non-profit hands. GHEC advises that finding an example of successful model to base this project upon, in addition to the model of Little Bears. Concern that feasibility needs to be shown before transfer of land.

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

Related to the Housing Implementation/Action Plan: This is a step generated by the Girdwood Comprehensive Plan and is a policy document to guide projects like the Ruane development and provide a framework for future and existing housing. Group discusses if the framework provided in the meeting packet can be edited to meet needs of a Housing Plan. Drafts provided in the meeting packet were created by AI and were intended to begin the discussion.

Having a municipally adopted plan would support projects such as the one on Ruane. Pre-work will help to lower the cost of a professionally created plan. GBOS budgeted for professional plan a couple of years ago, those funds are now sitting in the Undesignated Fund as GHEC did not request the funds for professional planning. Municipal purchasing requirements will need to be met. GHEC can draft the Request for Proposal (RFP) and send that forward to GBOS. Brooks will work on a draft RFP. Reviewing similar plans of other resort communities would be a good resource.

2. Update on STR regulation status through municipal process
Consider setting Joint Meeting with GBOS on this topic.

There are several different components to this discussion:

- REGULATION: Regulation has been proposed by Girdwood to the Assembly in the past. New proposal for no-fee registration is to be presented to the Assembly AO 2025-115. This will be added to the meeting packet.
- TAX: Currently Assembly is considering a tax proposal for STRS. If it passes the Assembly it will go on the ballot in April MOA election.

There are some amendments under consideration, which will be added to the meeting packet:

- not apply tax to owner-occupied properties
- funds collected in areas to offset housing issues would be directed to the area tax was collected (Downtown/Eagle River/Girdwood)
- RESTRICTIONS/SAFETY/MANAGEMENT: These are aspects that have been discussed but proposals are not currently under consideration.

3. List of Projects for GHEC generated from adoption of the GCP Implementation Plan (Mike Edgington)
Housing Implementation Plan already discussed.

4. Projects for GHEC generated from Municipal actions to promote residential development (Miles/Edgington)
Not addressed more broadly but addressed under item #6 regarding modular homes, specifically.

5. GBOS Request for GHEC to consider Girdwood-oriented Transit Supported Housing Development proposal.
Anchorage Housing Club is working on this. Item to be removed from agenda.

6. GBOS Request for GHEC to consider Girdwood-oriented flexibility for development of modular/mobile dwelling Units (loosely based on PCZ case 2025-0045).

Case was in Anchorage but could be expanded to allow for tiny homes and modular homes in Girdwood. Item started in planning and has moved on to Assembly AO2025-112, as drafted does not apply to Girdwood.

New Business:

7. Election of member to participate as co-chair.
Discussion of this at next meeting.

8. GHEC Comments on Holtan Hills CU/PUD

GBOS LUC Joint meeting re Holtan Hills CU/PUD on Oct 21 at 7PM. Conditional Use of Planned Use Development process for new subdivision. After this the developer will submit application for Planned Use Development.

Agreement is already in place, so significant adjustments are unlikely.

CY Investments addressed limits on STRS as required under AO that sold the property. Covenants to restrict STR should be provided to community prior to adoption of them.

Two lots are designated for MOA to potentially buy back at market rate; scheme was that HLB would make profit on sale of property and spending profit on re-purchase of the 2 lots. Possible to address timing of this under Conditions. This may be addressed with MOA at the Girdwood Inc meeting with Administration. Contact at MOA is Lance Wilber.

Program Updates:

9. Update on housing projects under way, if any: Discussed previously.

10. Parcels requested for transfer: Discussed 6-039 under item #1.
 - 6-076: Across Karolius, adjacent to California Creek Park (to GCLT): Within work plan for HLB, no action.
 - 6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: Discussed #1.
 - 6-011(C): Formerly 6—016;6.5 acre portion only within Holtan Hills now GIP. No action
 - 6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park (to GPR)
 - 6-029: Behind Spoonline and Basecamp: AWWU not actively pursuing idea on this parcel.
11. Conversion of STR to LTR via incentive programs (Schechter): No change
12. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS. No action from Assembly. Item has been shared with Assembly on many occasions.
13. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
 - Newer data that 25% of housing in Girdwood for Short Term Rental.
 - 2023 data was 17% for summer only. Other communities housing issues have much lower STR rate (Homer, 14%). Anchorage is 1% areawide, South Addition is 5%

Next meeting: November 3 2025

Adjourn 8PM