



CITY OF STANLEY

## Regular City Council Meeting Minutes

February 12, 2026 & 5:00 pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

ORIGINAL IN RED

APPROVED

**Call to Order:** (Mayor Botti) 5:05 pm

**Roll Call:** Councilmember Cardoso – Present; Councilmember Hernandez – Present; Councilmember Thompson – Present; Councilmember Cron – Present; Mayor Botti -Present

- Also present Treasurer Savannah Pedersen and Clerk Hannah Fake

**Agenda Amendments:** none

**Mayor/Council Comments:**

Mayor Botti - Beginning on or about May 18<sup>th</sup>, Salmon River Electric will shut off the power to Stanley 8 hours a day for 4 days straight 8am to 4 pm. They are replacing power poles coming up the canyon so they need to shut the power off. It will depend on the weather because they are using helicopters so dates could change.

Councilmember Hernandez – I appreciated the workshop and the attendance and other parties present for input. I definitely think we made headway on it (workforce housing). And I think we should consider a project manager and discuss the position among the council and have them take control of the project.

- Mayor Botti - Yes that is high on the agenda to do. The council can help with interview process and we want to make sure we find the right fit.

Councilmember Cardoso – I would like to recognize that John was very professional under fire (friendly fire) and was very impressed how he handled questions on the fly. And I was concerned that my behavior could be seen as more than friendly fire. Also appreciated the attorney and his work. I dove in deep into a contract that was a foreign language, and he made contracts much easier to read. It was helpful to have tracked changes to see what was changed and why. I would like to continue to see that in the future.

Hernandez – I would be helpful to have dates on documents in the future to track versions.

Mayor – Gabe was referring to John McDevitt, an attorney we have hired. We still have the same general council attorney. I was very impressed with John, he has been very efficient and focused, and very helpful so far and that is a good thing.

Mayor - The main topic for tonight to start with is workforce housing. We have had lots of public participation on this and lots of meetings. That input has helped us move forward and I think we have made progress with that. Anyone at this point may have up to 5 minutes if you want to address workforce housing or it doesn't have to be workforce housing, it can be anything that is on your mind regarding the City. First Hannah will read the letters we have received. We appreciate all the input.

Clerk Fake read 3 letters from the public that are attached to these minutes.

- Cardoso commented on the 1<sup>st</sup> letter – There is no way to know if it was a letter from another competing firm.

**Presentations/Citizen Participation:**

Lisa Muscavage – Thanked the council mayor and staff for their work moving forward with workforce housing. I know you want the same end result. I would like to address the concern about families. I don't have data, but I have 40 years of anecdotal evidence. Families have moved away from our area for two reasons, the lack of high school and lack of housing, they couldn't find any housing or couldn't find sufficient housing. We now have a high school. I hope you move forward with workforce housing keeping families in mind and keeping our essential workers in families in our community. Please move forward approve the option to lease.

Celena Moreano – I have already submitted my name on a letter of support on a letter from the Stanley Community Library. I am here as a private citizen to share my support for the city moving forward with this option to lease. I want to thank you for all the work that has gone into this. I haven't been to a ton of meetings but have been follow the information that has been shared, want to thank everyone who has put effort into this.

Lin Gray – I am here as well as a private citizen. I want to echo last two comments to continue moving forward with the option to lease.

Karen Keiski – I wanted to thank for work. I want to support this project because it is essential to provide housing for people. When I first came here people were able to buy a lot, it is not that way now. I want to allow people to live here, work here, and grow as an important part of the community. I don't live in Stanley, but it matters to me.

Syliva Hamilton – I am also on library board and we also sent letter of support for the work you have been doing. Thank you for putting in time into this it is very important for the community. I would also like to voice my support for moving forward with Northwest.

Terry Clark – I live in Lower Stanley and I sent a letter a few weeks ago expressing my feelings about the importance of workforce housing for the community. I continue to think it is one of the most important issues, if not the most important issue that we have been dealing with for 20 years. I believe that we have an opportunity in front of us and you have been working on it for a long time and I support the motion to move forward with this company.

Ben Barlow – I think it is an incredibly important project. I understand there are misgivings people may have but, perfect or not, we need housing desperately and I also want to voice my support of this.

- Cardoso – Can you clarify, as a business owner, are you saying this on behalf of your employees?
- Barlow – Are you asking for housing for business owner or am I representing my employees?
- Cardoso – We all want housing, as the owner of the Supper Club are you expressing support for housing for non-essential workers?
- Barlow - I am expressing any housing. This town needs so many people to keep it functioning. Any housing for people that are part of this town is needed, whether it benefits me or not that is fine.

Karl Menzel – Thank you council and city employees for all the hard work you have put into this. I am here as someone who lives in the community and someone who currently struggling to find housing and I know many people who have struggled to find housing. I want to voice my support for moving forward and working with Northwest.

Cindy Walthall – Thank you for all the work you have been putting into this and all the meetings. I understand the importance of project, and I would like to voice my support for signing lease agreement with Northwest.

Roni Gilbertson - I sent a letter previously. I am the high school teacher, and I think I was one of the last essential workers hired here. I have had lots of conversations with the Mayor and Hannah that I almost didn't take the contract because I didn't have housing. This is incredibly important. It will influence whether or not I stay here. If I don't stay here, you will have to find someone else who will fill my position and you will have the same problem. I am in full support of this.

Liesl Scherthanner – I live 10 miles south of here. I think it is very important to commend you guys for all the work you have done and consider moving forward. Northwest has also been really impressive in the amount of work they have done already has been in good faith and impressive. They seem to have a good reputation. They are non-profit organization which unlike what the letter said. They could do lot more for this town than some of the smaller options that have been tossed around. There has been a lot of work done already and I would hate to see that effort lost. As a citizen of Custer County, I would like you to move forward with signing the option to lease, and move forward with negotiations and making this happen. There are a lot of little things that need to happen and a lot of big things that need to happen, design etc. Unless you commit to them, there is no reason why they would do much more work for us. I am really afraid that if we loose them we would be really stuck. Even though there weren't a lot of choices like Gabe mentioned last night, sometimes you don't need a lot of choices. They looked like a good choice. I hope you consider that and move forward. Thank you again.

### **Workforce Housing:**

- RESOLUTION 2026-01 OF THE CITY OF STANLEY, IDAHO, AN IDAHO MUNICIPAL CORPORATION, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THAT CERTAIN LEASE OPTION AGREEMENT BETWEEN THE CITY AND NORTHWEST REAL ESTATE CAPITAL CORP. Action Item

Mayor – It was about a year ago that we started recruiting a firm to potentially develop the housing. We spent the last year working with Northwest. We worked to come up with conceptual designs and to distill community input and figure out what would meet the target and serve the community. We were working forward to a time when we felt comfortable approving an option to lease the housing development site to the potential developer. We are at the point now where we are planning to take a vote on that.

- Approving the option to lease opens the door to move forward from the conceptual stage to get the wheels on the road. This would let the developer get the financing and start lining up contractors. It is an important step that we may take tonight. We have been trying to incorporate lots of refinements. The developer has listened to a lot of concerns that have been raised up to this point. For example some people thought rents were too high, units to large ect. The developer has done that and we spent time last night going through these revisions. There have been a lot of different revisions.
- This is just the option to lease. The terms of the ground lease need to be worked out over the next few months. These things would include who can live there, the financial plan, the rent cost. These details need to be put into the lease and still work it out.

Cardoso – Do we have to name the project if we approve the resolution tonight? Because I haven't thought about the name at all.

Clerk Fake – No, it does not have to be named tonight. The council does not have to act on any action item unless they want to. It will need to be named soon because we need the name to put in the agreements. It is up to the council if they want to move forward with an action item.

Mayor – The sooner we move things forward the faster the housing construction can begin but we can move the name vote to a later date. There is a resolution for possible action that includes the option to lease. Before I entertain any motions related to that if the council wants to have further discussion.

Cardoso – I can't find a single flaw in Keith Reese's letter. That is an expert saying everything I was hoping. Keith Reese wins, I love everything he said. I didn't know about hiring a special inspector. Northwest has negotiated in good faith and they do need commitment. Otherwise, we aren't negotiating in good faith. I haven't seen any chinks in the armor of his (John Vance) integrity. They have responded and changed things in response to new information and desires. I can't doubt his character and authenticity. Now that the lease is tight and fixed, if we get a project manager, I don't have any concerns that outweigh what Keith is saying. I want to point out that in my assessment some review and caution did prove to be correct in what I guessed to be a flawed document and what now was made into a perfect document. Keith said it perfectly and can't dispute that.

Councilmember Thompson – I was at the summer meetings before I got on the council there and I think there were only 3 or 4 people at each meeting. I'm excited that this group of people has shown up through so many meetings and shared their comments. It was through that first meeting that we heard concerns about rents and size, and everyone has been congenial which is really nice to see.

Hernandez – I would like to propose that we pass resolution 2026-1.

MOTION to approve Resolution 2026-01 by Councilmember Hernandez.

Clerk Fake – Clarified that the Resolution includes the Lease Option and so we don't need to pass the second item listed as just the Lease Option.

Councilmember Cron – Read letter that is included in the meeting minutes.

Cardoso – I would like to ask 2 follow up questions (to Tim). Would you agree or disagree that the lease agreement that we have been repeatedly encouraged to sign this, prior to this week did have flaws and potential legal jeopardies and that it needed the work done to this point to become an acceptable document.

- Cron – I think it is a moot point. We have made a lot of progress toward this lease agreement and there has been a lot of discourse. I think I've felt comfortable for a while now moving forward.
- Cardoso – I'm deeply happy that I held out to get that fixed. If we had signed it earlier it would have been a poor decision, it wasn't ready.
- Cron – Well, I'm glad you feel good about it now.

Cardoso – I feel like we did good work by holding out and I want to know if that was the right move. I would like you to take on a personal project of clarification of what the community desires in the housing because you have very strong options what this looks like.

- Cron – I am not sure what you are asking.
- Cardoso – I like how you said you had a clear vision on the housing because I don't have that vision for the community. I would love it if you clearly took on your passion that I can't see.
- Cron – Thanks, I intend on working with all of us to move this forward. It is not just me, but it is going to take input from outside sources.

Cardoso – I don't recollect you ever mention or ever agreeing about the concept of the project manager. And I love that, but I didn't understand you wanted that at this moment. I didn't know you were cool with the project manager.

- Hernandez – All of us have gained more information. We have come together with more information and narrowed it down.

SECOND by Councilmember Cron

Roll call vote –

- Cardoso asked if he had to go first, he didn't mind, Mayor and Clerk affirmed that that is the way we are calling roll and you are council president.
- Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea.

All in favor; UNANIMOUS

Cardoso – What does this mean for hiring a project manager?

- Clerk Fake - That will need to be addressed separately. I am working to collect information on people recommended by staff from Ketchum and Driggs and get further information regarding qualifications. The Clerk will continue to work with the Mayor on this and when it comes time to select someone it will come back to the Council.

Clerk Fake – Read an email from John Vance providing further information to questions the council previously had. The email is attached in meeting minutes.

- Option to Lease with Northwest Real Estate Capital Corp Action Item
  - Not needed; action item and was not acted upon.
- Naming the Workforce Housing Project Action Item
  - Table it for next meeting. The Clerk read through the options of names submitted by members of the community and explained how voting would go in the future by each council member putting 5 votes on each one and then going to the final approval vote.
    - Cardoso – If you have a juvenile or negative mind can you let me know if someone will make fun of the name in the future. I am going to point out confluence has a negative sound of con- like conman and fluence like influence. And River’s Edge is a David Lynch movie that is very weird.
  - Cron asked if this was something we needed immediately and the clerk replied no. He also asked if we would accept more names from the community and the clerk replied in general no unless the council wants to open it up again.

**Consent Agenda:**

- January 7, 2026 Town Hall; January 8, 2026 Regular Council Meeting; January 12, 2026 Workshop; January 21, 2026 Site Visit and Workshop Action Item
  - Cardoso stated he had not read the minutes yet.
  - MOTION to approve the Consent Agenda by Councilmember Hernandez
    - SECOND by Councilmember Thompson
    - Roll call vote – Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – YeaAll in favor; UNANIMOUS.
- Claims Approval- paid & unpaid bills - January Action Item
  - Treasurer Pedersen – I just handed out today and it is fully updated. This month was slow, they are all normal bills.
    - MOTION to approve the claims approval by Councilmember Thompson
- SECOND by Councilmember Hernandez
  - Roll call vote – Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – YeaAll in favor; UNANIMOUS.

**Reports:**

- Custer County Sheriff’s Office – Will be moved to later in the agenda when the Deputy is available.
- Chamber of Commerce - none

**Old Business:** none

**New Business:**

- Camping Proposal Mountain Village Action Item
  - Cardoso - Would like to request to be reminded when I should recuse myself from voting on things that there is a conflict of interest.
  - Thompson asked if there was anything new or different this year.
    - MOTION to approve the Mountain Village Camping Proposal by Councilmember Thompson
      - SECOND by Councilmember Cron
  - Roll call vote – Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea

All in favor; UNANIMOUS.

- Temp RV Permit – Workforce Housing Sawtooth Traxx Action Item
  - This is the same request has we have received in previous years.
  - Cron asked if the property owner had to be the one to submit the application. The clerk responded that if it was not on the business owner's property, they needed a letter of property owner approval to go with it, which we received.
  - Cron asked if they had a sewer hookup and they do.
    - MOTION to approve the Sawtooth Trax Temp RV Permit by Councilmember Thompson
      - SECOND by Councilmember Cron
      - Roll call vote – Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea

All in favor; UNANMOUS.

### City Reports:

- Treasurer Report
  - Treasurer Pedersen - There was nothing wild this last month. We are a little behind with option tax but nothing concerning. Attached is the quarterly financial report and this is posed on the website every quarter as well.
    - Hernandez – This is much easier to read, thank you.
- Building Permits to be approved by the City Council
  - Building Permit #1015 - 285 Benner St Action Item
    - The owner has requested to move the request to a later date – no action required.

Deputy Mike NewMeyer – Called in to provide the Custer County Sheriff's Report.

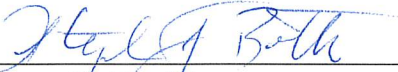
- There was a Search and Rescue on the Fishhook Trail and it was a large effort in terms of number of people rescued. 13 people (4 teenage children) were rescued, and one child was pretty hypothermic. This shows the need for everyone working together between the city, us, Forest Service, SAR, Fire dept, Community members etc.
  - Cardoso asked for more details on the search and rescue that occurred.
- Operations Manager Report
  - Pioneer Park – (Kimberly Peters, Operations) Flushable toilets at the park are operational but we will not open the bathrooms until the spring because it is muddy and we want to get the apron in for the entrance to the toilets first.
    - What is heat source? Electric fan heaters. There are no outlets in the bathrooms themselves.
  - Streets and Roads
    - It's melting.
- Requested Road Closure for Rod & Gun Action Item
  - Friday, February 27th at 3pm until Saturday, February 28th at 11:59pm
  - Waive open contain in closed area Saturday, February 28<sup>th</sup> 12:00 pm to 8:00 pm
    - Does it need chamber support? Tripp replied, no. They are expecting 60 participants, they have great donations, it is a 1-day event, and another reason for people to come eat and stay in Stanley.
    - Tripp Costas - Most of the golf holes will be in the street. We may move snow but will return the street to its current condition. If snow removal is needed the barricades will be removed so that the street can be plowed. It is not occurring on anyone's private property other than what we have written permission for. I am trying to make the course challenging!
      - MOTION to approve the request from the Road & Gun for Saturday Feb 28<sup>th</sup> by Councilmember Cron.
        - SECOND by Councilmember Hernandez
      - Roll call vote – Councilmember Cardoso – Yea; Councilmember Hernandez - Yea; Councilmember Thompson – Yea; Councilmember Cron – Yea

All in favor; UNANIMOUS.

Cardoso requested to wrap the meeting up.

- Grooming
  - Kimberly Peters, Operations reported that 128 miles of grooming has been done at 3-7 miles an hour. This year they had the most trees moved from the trail this year with wind and burn.
- Cardoso requested again to wrap the meeting up.

Adjourn: 6:32 pm

  
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Steve Botti – Mayor

  
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Attest: Hannah Fake – City Clerk

## **2.12.26 Regular Council Meeting**

### **Included Letters**

#### **Regarding Workforce Housing**

2.12.26 – Keith Reese

2.12.26 – Pete Prekeges

2.10.26 – a concerned Stanley resident (Anonymous)

2.12.26 – Tim Cron

2.12.26 – John Vance, Northwest Real Estate Capital Corp.

2.4.26 - Email from Doug Self to Tim Cron

2026.02.12

Dear Stanley City Council members:

Thanks for conducting the meeting February 12, 2026 to update the community on workforce housing progress. It is clear project planners are listening to the community and seeking input on all fronts.

The project hopes to address a variety of workforce housing applicants. It is apparent there is disagreement about which subset of workers should be served first.

Without recounting all the pros and cons of each facet of the project, I offer this advice. Sign the option-to-lease agreement. Negotiate in good faith with Northwest. Ensure all city concerns are addressed in the ground lease.

I agree that hiring an independent advisor to critique the project is wise. The developer, and the architectural firm created the initial drawings, are competent. Nonetheless, it would be a prudent expense to hire a seasoned development advisor to provide third party input.

Separately from the development advisor, prior to construction, I recommend hiring someone to review the plans and specifications for the construction to be sure they work well in Stanley's climate. During construction I recommend hiring a special inspector to witness major progress milestones before critical cover-ups occur.

The council is wise to think critically about all aspects of this. Don't expect every question to have an answer before you take forward steps. Contrary to what some have said, I doubt there are many developers waiting to step into the void that would occur if the relationship with Northwest were to end at this point.

Sometimes the best is the enemy of the good. Everyone's point of view should be heard, but not all will be accommodated. I think the submitted project proposal, with continual massage, will yield a very good project.

Thanks,

Keith Reese

Sawtooth Valley Builders

## City Clerk

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**From:** Peter Prekeges <prekeges@gmail.com>  
**Sent:** Thursday, February 12, 2026 11:12 AM  
**To:** City Clerk  
**Subject:** Housing project

Stanley Mayor and Councilors,

I am writing this as an owner of a cabin 5 miles south of Stanley and as Ketchum Mayor.

Thank you for welcoming me at your meeting.

Many good questions and discussion were had.

I think the best course of action is to enter into the Agreement with Northwest and continue to negotiate in good faith with them to achieve your goals as a city regarding this project.

If you can't reach terms with Northwest, well then you just start over, you have that option as the city of Stanley!

Best,  
Pete Prekeges  
40 Balsam Rd  
Ketchum Mayor

Dear Mayor and Members of the Stanley City Council,

I am writing to state my clear and unequivocal opposition to the proposed workforce housing plan involving Northwest Real Estate Capital Corp.

This proposal represents exactly the kind of externally driven, poorly scaled development that threatens to permanently damage Stanley's character, environment, and self-determination. Dressing a large real estate project up as "workforce housing" does not change the underlying reality: this is a corporate development scheme being advanced in a town that lacks the infrastructure, capacity, and available essential worker positions to fill said "workforce housing".

Stanley is not a blank slate for outside investors. It is a small, remote community with fragile systems, limited public services, and a way of life that cannot be replicated once it is lost. The apparent willingness to partner with an out-of-area real estate capital firm—whose primary obligation is to profit, not stewardship—raises serious concerns about judgment, priorities, and accountability.

The cumulative impacts of this development—on water, wastewater, traffic, emergency services, and community cohesion—appear to have been treated as secondary concerns rather than as deal-breakers. That is unacceptable. Growth that outpaces infrastructure is not progress; it is negligence.

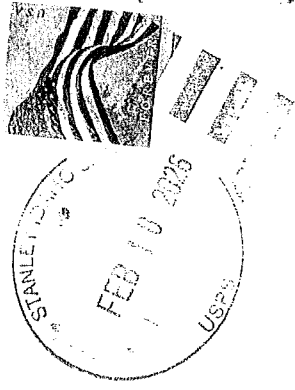
Stanley deserves housing solutions that are modest in scale, locally informed, and shaped by residents—not by corporate development timelines or financial models imported from outside the community. Approving this proposal would signal that the City is willing to gamble Stanley's future on promises that cannot be undone once construction begins.

I urge the City Council to reject this proposal outright and to reset the conversation around housing toward approaches that are genuinely community-driven, transparent, and compatible with Stanley's size and values.

Anything less is a disservice to the people who live here and care about this town beyond its potential as a real estate opportunity.

Sincerely,

A Concerned Stanley Resident



City of Stanley  
PO BOX 53  
Stanley, ID  
83278

To members of the Stanley community,

I'd like to express my support for the city of Stanley signing an option-to-lease agreement with Northwest Real Estate Capital Corporation (NRECC) in its efforts to move forward with construction of a workforce housing development.

This option-to-lease contract represents a crucial step forward towards addressing the crisis that Stanley currently faces- a severe lack of practical housing for both its essential workers, and seasonal workforce. By voting to enter into a lease option agreement with NRECC the city of Stanley will effectively begin the process of working with a reputable non-profit who has both expertise and experience in making housing projects such as this one a reality. Once that commitment is made, the City intends on working with NRECC to solidify a multi-phase plan that begins with building with a 20-unit townhouse development that will prioritize homes for Stanley's essential workers and progresses towards a future plan that will address the housing needs of its seasonal workforce. And, while Stanley's business community does, indeed, rely on a large seasonal workforce, it makes good sense to prioritize this housing development for essential workers and take the tangible steps needed to begin this project without delay.

At last night's workshop meeting, which lasted 2 1/2 hours, Stanley City Clerk Fake read fourteen letters or emails from members of our community pledging their unequivocal support for Stanley moving forward with the option-to-lease agreement with NRECC. Additionally, the City has seven more letters of support. Authors of these support letters include Stanley Community Library Board of Trustees, Custer Economic Development Association, Stanley School teachers, local business owners, and long-time residents of the Sawtooth Valley. There is one letter of concern over the scope and operation of the development (which we have addressed in subsequent meetings,) and one letter which denounces the project entirely (which was written anonymously.)

We also heard in three letters that urged the City to lean on a third-party consultants to help us navigate the complicated process of this development. To quote one of these letters, "To ensure the project is financially viable, properly designed, and successfully executed, it is critical that the City engage qualified professionals who can guide the process from start to finish." I agree with this statement, and I agree with Mayor Botti's decision in reaching out and hiring John R. McDevitt, a Boise attorney with vast expertise in housing development contracts and lease option agreements. Mayor Botti and Mr. McDevitt have worked diligently on the lease option agreement with NRECC to ensure the City has a contract that protects Stanley's interest, and gives us the best chance moving forward in negotiations with NRECC towards a rock-solid operating agreement.

Furthermore, Mayor has sought counsel from both Carissa Connelly, Director of Housing for the City of Ketchum, and Jade Riley, Ketchum City Administrator. Both have been instrumental in creating over one hundred community housing apartments in Ketchum. Mr. McDevitt and Ms. Connelly were in attendance at the meeting last night (with Riley in virtual-mode.) This collective team of professionals offered valuable insight into the development process, and have pledged their support to help Stanley see this project come to fruition.

John Vance, Director of Development for NRECC, was also in attendance to answer questions and concerns from the community. Vance has track record of successful housing developments in towns similar to ours like Driggs and Donnelly. Since April 2025, he and Mayor Botti have worked in unison to listen to the needs and desires of the community in efforts to create a preliminary housing development design that is both attractive and functional, identify the breakdown of one, two, and three-bedroom units, and establish affordable rents. He has been receptive to the community's input, specifically in reducing square-footage and lowering rents. Vance has demonstrated a high level of commitment to the project for nearly a year.

Stanley is now in a pivotal moment in time if we are to maintain the momentum gained towards getting shovels in the ground in the near future. If our City Council votes to sign the lease option agreement with NRCC tonight, we can begin to work earnestly with NRECC to

solidify the details of design, scope, and budget of the project, working with architects, engineers, and building contractors. The City Council could begin to negotiate an operating agreement that defines management, rental rates, qualifications for lease, maintenance, and the next phase of development. I support the City in hiring a project manager with experience in this type of development to help in oversight of the project from the onset to the completion.

If our City Council votes down the signing of the lease option agreement with NRECC, it is likely that NRECC will decide, frankly, that it's in their best interest *not* to continue to work with the City of Stanley. In doing so, our town will have squandered a substantial amount of HUD grant money, and we'll have lost the progress of a full-year's work, and we'll be forced to begin the process from ground zero. Furthermore, if we stall out with NRECC, I believe, we will have jeopardized any future developer from working with the City.

Of personal note, when Becky and I moved to Stanley in 2004, it was a far different place than it is today. The small business community (mostly tourism-based, as it is now,) was in a state of flux, with many business owners in transition, and many on the brink of retirement. In our first few years of business, there was a lot of turnover in ownership among the guide services, lodging properties, shops, and restaurants. Many of the year-round Stanley residents lived either within the city limits or in the surrounding neighborhoods in homes they owned or had rented long-term. There were several parcels of land for sale in Iron Creek subdivision for well under \$100K, and numerous cabins around town and the surrounding subdivisions that were priced to sell to middle-class, working people. There were cabins throughout the area that served as summer vacation homes that were occupied in a 'care-taker' capacity by locals in winter. There was a trailer park in town that rented spots for folks to hook up their camper trailers. In short, there were several options for folks to live and work in Stanley, to purchase a property, and to set roots.

This is not the case currently. Most of the cabins that were owned or rented by Stanley locals have been bought and converted to short-term vacation rentals that are vacant most of the winter and occupied by tourists in the summer, or vacation homes that remain vacant except for a few weekends out of the year. Land parcels around town have been bought by wealthy out-of-towners who have build extravagant homes,' which also remain mostly vacant and often don't fit the western and rustic vibe that most residents hold dear.

Meanwhile, most of Stanley's essential workers remain 'housing insecure.' Among them are: Stanley School teachers, who will enter the summer not knowing where they will reside next school year, Stanley City employees, who have been forced to move from place to place nearly every year, and Stanley Community Library staff, who are confined to living in converted storage sheds. Other residents, who are vested in the community and seek a future here, lack credible rental contracts and/or have their housing dependent solely on working for a particular employer.

This housing crisis is not unique to Stanley, Idaho. Most mountain towns across the U.S. face a similar situation. There are no easy answers, and I certainly don't claim to know all the answers in this project. We still have a ton of work to do before we reach an operating agreement with NRECC, one that gives both the city of Stanley and NRECC the best chance for success.

What I do know is that we have widespread support among our community, we have a team working for the City of Stanley, led by Mayor Botti, that will put in the work, we have a developer in NRECC that has experience and expertise in this type of development, and we have an enormous opportunity right in front of us. An opportunity to make a step forward towards providing homes to many Stanley residents, both current and future, that are essential in keeping Stanley the special place that it is. Homes that will allow these residents stability and security, homes that will grow Stanley with a positive future.

Thanks for your consideration.

Sincerely,  
Tim Cron

## City Clerk

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**From:** John Vance <jvance@nwrecc.org>  
**Sent:** Thursday, February 12, 2026 12:13 AM  
**To:** Steve Botti  
**Cc:** City Clerk  
**Subject:** Stanley Workforce Housing - Late Night Thoughts

Good evening, Mayor Botti.

Thank you again for the opportunity to present the development plans to City Council. I appreciate their diligence on this project. I wanted to make a couple of comments/clarifications that came to me after the meeting had adjourned:

- 1) Councilmember Thompson noted that the square footage of building was reduced by 40% but the construction costs were only reduced by 7%, though I did not double check those numbers. Unfortunately, the comparison is using different data points. We presented two sets of architectural drawings, one dated November 12, 2025, and the latest version dated February 6, 2026. During that time, we obtained three construction estimates, adding one estimate on January 16, 2026, that did not include architectural plans but considered a reduction in floor space based on adjustments I made to the drawings. When you compare the construction estimates, dated November 25, 2025, and February 9, 2026, that were based on the architectural plans, the reduction is 15%. While this still seems low when you only compare the numbers, bear in mind that we eliminated unfinished spaces and added 2 units between those two models.
- 2) There is a "Plan B" for Northwest if we have too many 3-bedroom units, but there is not a "Plan B" for the community if we build too few. If we build four 3-bedroom units in Phase I and there is not enough demand from families that would occupy those units, Northwest could pivot and rent those units to 3 separate individuals and still maintain the rents needed. However, if we build only two 3-bedroom units and the demand exceeds that number, those families do not have a chance to pivot. They are simply not able to be housed at this development. I think it would be prudent to err on the plus side, as it would have another path forward and not potentially leave families without an opportunity for housing.

These are items that can be ironed out over the next few weeks, but I wanted to provide my post-meeting thoughts.

Please let me know if you have any questions or require additional information.

Thank you,

John T. Vance  
Vice President Development Group



Northwest Real Estate Capital Corp.

## City Clerk

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**From:** Tim Cron <tim@sawtoothhotel.com>  
**Sent:** Thursday, February 12, 2026 9:40 AM  
**To:** City Clerk  
**Subject:** Fwd: Stanley, Idaho workforce housing development- working with NRECC

----- Forwarded message -----

**From:** **Doug Self** <dself@driggsidaho.org>  
**Date:** Wed, Feb 4, 2026 at 9:05 AM  
**Subject:** Re: Stanley, Idaho workforce housing development- working with NRECC  
**To:** Tim Cron <tim@sawtoothhotel.com>

Good Morning Council Member Cron,

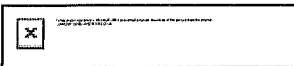
The City of Driggs has had a good overall experience working with John Vance and Northwest Real Estate Capital Corp. on the 34-unit LIHTC-funded Depot Square project on property leased by the City. The project went through the City's design review process without controversy and was efficiently constructed (on time and budget). The City was generally happy with NWRECC's communication and performance throughout, as well as the quality of the construction. Post-construction, NWRECC has been very responsive on any items that have come up, and the property has been well maintained.

Leasing was an area that our community decided to help with, by having the Community Resource Center of Teton Valley provide additional marketing of units to the community and assist households with their applications. Some applicants experienced what they felt like were extended waiting periods for application review. This was about the only area that the community was not highly satisfied.

City of Driggs and Teton Valley Housing are working with NWRECC again on a 28-unit mixed-use apartment project.

Let me know if there is any additional information I can provide to aid in your decision.

Best regards,  
Doug



**DOUG SELF, AICP**  
**COMMUNITY DEVELOPMENT DIRECTOR**

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