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CITY OF STANLEY

ORIGINAL IN RED

Workshop City Council Meeting Minutes

December 1, 2025 9:00 am

Community Building, 510 Eva Falls Stanley, ID 83278

Call to Order: (Mayor Botti) 9:10 am

Roll Call: Councilmember Cardoso - present (phone), Councilmember Cron - prese, Councilmember Gadwa – Present, Councilmember Hernandez – Present, Mayor Botti - Present

City Clerk Hannah Fak, and Treasurer Savannah Pedersen were also present, no members of the public were in attendance.

Agenda Amendments: none

Workshop: Workforce Housing

Discussing the breakdown of rooms

- Discuss number of 1, 2, and 3 bedroom units
- 6 one bedroom, 8 two bedroom, and 4 three-bedroom units sounds like a good breakdown to the council members

Rent Cost

- Cardoso brought up the point that the city could scale down the project as the town is calling it wealthy people housing. The rent costs aren't affordable housing.
- Hernandez things we should look at Plan B
- Response is that this isn't 'affordable' housing it is for essential, professional employees, lets look at what they make.
- Cardoso commented that we are getting screwed compared to Challis – people are paying 800 for a one bedroom in Challis.
- Botti - A person should expect to pay 30% of income for rent- this is standard, big cities people pay more and that's an issue.
- Cardoso suggested that we could build something small and then other businesses could help fund future housing.
- General question for John – Who picks up the tab if the housing is empty?
- Botti – Several businesses in town in the past said they would consider subsidizing the rents. They could hold a spot in housing by paying partial rent in the winter therefore subsidizing housing or holding a spot for an employee in the summer. This is a question the council would like to ask of the community.
- The City as an entity would be interested in subsidizing rent for their employees.
- Botti mentioned one option to consider would be a sliding scale of rent based on income for tenants - Blaine County has this system it would work slightly differently there than here, but something to consider. This is something else to ask John.
- Cron is weary of using LOT to lower rents.
- Gadwa said we need to remember that LOT can be voted out, and we need to pay attention to this, and Hernandez stated that there are many other variables that can affect this like fires.

The Clerk reviewed the rental information spreadsheet

- Option to have people 'sublet' or have roommates.
- Cardoso commented that we need low income housing for 800, 1000, 1200
- Could structure rents on sliding scale

- Gabe concern about impacting rental market locally – will all rents go up?
- Cron – Wants to know that the City is not on the hook and would like to confirm that the project won't bankrupt the city and that Northwest will be financially responsible.

Lease –

- Mayor Botti – We can put what we want in the lease and how it is managed and financed. City provides the HUD grant for 4 million and the option tax ordinance says we can use it for WFH, can create workforce housing with it. The City can help with funding as we have been saving for a while for this.
- Kim does not like 55-year lease – This would become the next generations issue, The sheer responsibility of it – what will it look like in 55 years. We would be tied to them for a long time. Kim is more comfortable with 30 year lease or one in line with mortgage.
- Gadwa – The city will bear responsibility sooner if we have a shorter lease.
- Tim – If we want this for the future, it's hard to get it started but we want it for the future, and the lease would cover us for a long term and the project can be an asset to the town. Northwest wants to know that the large investment will have a long time to deal with it over the lease
- For the 18 units the preference will be for essential workers and if there is space other workers can live there too. This will be included in the lease agreement.

Numbers from Savannah

- Savannah reviewed “numbers from savannah” sheet. She doesn't love the idea of one big payment, interest is something you can plan on but we never budget the interest.
- Botti suggested that the city can use the interest of ‘endowment fund’ and not draw down capital. This would provide the most financial flexibility for the City.

Other Comments

- An option could be having a sliding scale for rent. We would have to look further into it with how it would work. Employees would pay a rate depending on their income.
- The council thinks John should consider increasing the vacancy rate from 7% to 10%.
- The council liked option C the best for a financing plan for the project.
- The council decided they would like to look at dropping the one bedroom rent and not drop the cost of the 2 and 3 bedroom units as much.
- Savannah - If we know what our obligations are in LOT we can consider it in the budgeting process in future years.

Plan B

- Hernandez and Cardoso would like to look at a plan for doing something with 4 million and not look for further funding.
- Gadwa – It will cost a whole lot for infrastructure, will take up all the cost. There are a lot of questions of who manages it, how will the maintenance work.
- Cardoso – If we prove a few units are successful local businesses may chip in for more buildings.
- Hernandez – Likes working within our means.
- Tim – If we take on doing it on our, the City would be in charge of every single aspect of it.
- Gabe – Would like to sit down with all local builders and figure out how it would work.
- Gadwa is concerned about the management side if the city took it on.
- The Clerk said she would re send the numbers if the city was to do it on our own.

Botti – Stated that in the past business owner said they would help cover rent cost of employees, might be willing to chip into the cost of construction and would hire more people if there was housing. Cardoso asked if people were being overly optimistic of who they would hire. There was some concern about filling all the units.

The council scheduled a workshop to discuss the lease on January 12 at 9 am. And a townhall on Jan 20 to share updated information with the community. The Clerk will work on a power point to share information digitally and will try to have it together by the new year.

Botti stated that he doesn't want to throw out all what we have done. We can modify what we have. And go from here.

Policies

- No issues were seen with the consolidated/updated policies.

Adjourn: 11:27 pm



Steve Botti - Mayor



Hannah Fack- City Clerk