



CITY OF STANLEY

ORIGINAL IN RED

APPROVED

Town Hall Meeting Minutes

August 5th 2025 6:00 pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

Call to Order: (Mayor Botti) 6:05 pm

Roll Call: Councilmember Gadwa (phone) - Here, Councilmember Cron (phone) - Here, Councilmember Hernandez - here, Mayor Botti – here
Councilmember Cardoso - Not Present

Employees Present: Hannah Fake – City Clerk, Kimberly Peters – Operations Manager
About 9 members of the public are present.

Agenda Amendments [Idaho Code 74-204 (4)(b) and (c)]: none

Mayor - Introduced John Vance from Northwest Capital who will be distilling down preference surveys with the community.

John – In the first visual preference survey we looked at the type of building and dormers or clerestory were selected. The most popular materials were granite and wood with some metal as an accent. We used these choices to come up with more definitive architectural styles. The building will be mostly wood and granite.

We have settled on about 20 units as that is the optimal number for the first phase balancing the community's need, making sure that rents aren't too high, and that there will be enough interest to fill the units. There will be a fair amount of sunk cost of infrastructure that must happen regardless of how many units and so having more units will help spread the cost out. There are three boards for this visual preference survey.

The location preference is first board:

- West Location - Building away from wetlands and starting building close to the property line.
- Northeast side – building closer to museum and wetlands
- Both have the road relocated and the potential to add more units in the future. This isn't exactly where the units will all be or laid out. Some of that could change in the future.

Building form – Looking at the architectural styles of the dormer option vs clerestory option rooflines. These are shown in 5-plexes but that may change in the future.

Materials colors – there is a lighter color pallet and a darker color pallet. The metal will be an accent and might not be used exactly as described.

Questions: Responses to questions are by John Vance unless otherwise noted.

Charlie Thompson – Wood look is good. Is there a choice of having the wood look but made of cement board as cement will have lower maintenance costs?

– Yes, it is available in cement.

6:11 Councilmember Cardoso joins the meeting

Lin Gray – How would the rest of the build out go? As far as road and access etc.

- Right now, the roads are not super set so they would likely change a little in the final design and as we get more set on the unit sizes.

Affecting Wetlands – If we change the wetlands any remediation will likely have to happen on the same property within the same drainage. There is a concern about the delay of having to work with the army corps as well as the cost of mitigation.

Charlie Thompson – Can the wetland mitigation could happen on the city property outside of town?

- John is unsure, it normally needs to happen in the same drainage.
- Botti – The Army Corps of engineers said once we give a site plan plus boundaries of wetlands as currently delineated, they will take that info and tell us what we can do with it. They will make decisions regardless of how much impact we have.

Charlie – Have you asked the army corps about filling the whole wetland?

- Botti – No, because they want to follow procedure and won't give guidance until we submit a full application. The application requires a lot of information including a site plan which we are just trying to figure out now.

Charlie – Has there been any conversation about the 2 acres outside of town and what can be done with it?

- Botti - yes, we have talked about trading it with the Forest Service; this is something that has been discussed for years.

Charlie – Are we deciding now to never touch the wetlands?

- No

One option for the wetlands is that it is likely the best location for the public water system well and a geothermal well. In general, those platforms would probably not disturb that large of an area of the wetland and so mitigation wouldn't be too difficult. This would still require working with the Corps. The public water system well needs a 50ft radius around it where nothing can be built so locating it in the wetland would make sense.

Cardoso - What is geothermal potential?

- Botti - Engineers say it could heat the entire town but don't know till you drill. A geothermal pool for residents or community could happen.

Cron – Thinks it makes sense to move forward with geothermal in the big picture because of proximity and especially if we have federal money.

Cardoso - If we built a geothermal pool it could turn us into a 4-season town. There was general discussion and interest and not having interest in having a geothermal pool/resort. The pool could fit with either site plan but that is not within the scope of work of Northwest.

Laurii – Stated we need to concentrate on housing and not the pool right now.

Botti – One option why we thought housing on the northeast side might be preferred would be that it would get more sunshine especially in the winter and have better views. The housing on the west side would get less sunshine and could be colder.

- Cardoso – Lets develop the left side as it is the worst side of the property and leave the good side for the future.

Cron – Requested to hear more about the finance side of things.

- The low income tax credit taken off the table. We are now looking at using 4 million HUD funding and debt (loans) for the project. Once we get more guidance on what and where we are building, we can have better numbers.

Cron – People want to make sure this is an affordable option, and that it will work for our workers and you (Northwest).

- We will likely have more numbers by the next meeting once builders are consulted. We should be able to have more solid numbers in about a month. But we need the basic design work to get done.

Christy Thompson - What happened to duplexes we saw in the last survey?

- The duplexes were to show with detail of what the roof line and architectural style options were and they were not intended to show the build out. In general, having more blocks together will lower the cost. We are looking at blocks of 4-8 units.

Hernandez – What is the square footage?

- 5 one-bedroom about 600-650 sq ft, 10 two-bedroom units 800-900 sq ft, and 5 three-bedrooms at 1000 sq ft, All of that would be livable space.

Charlie – What is the total cost and funding breakdown? What kind of loans are you looking at? Federal?

- It will cost about 9.5 million to do 20 units, we will have the 4 million congressional funding and Northwest will take out about a 5.5 mil loan. It is unlikely we will go with a HUD loan because they require a 99-year lease regardless of length of loan and there isn't a lot of desire for a lease that long. Most loan lengths are about 35-40 years.

Cardoso – What about storage space?

- Storage will primarily be provided in oversized garages. There will be parking in front of the building and not just in the garages. And there will probably be a visitor parking area as well. Each spot will have 2-3 spots using indoor and outdoor parking.

NewMeyer - Who are units going to be available to?

- We can't specifically reserve units for any particular group but we can have preferences, like for year-round workers. Northwest as the manager would deal with the applications and vetting people. It gets tricky using federal money we can't discriminate against anyone but we can set it up so we have preferences, other cities have used this model successfully so far, like Ketchum.

Northwest would like to manage the units for the entire lease, but they would have a contract to manage it for the first 5 years and after that the contract would renew annually and so if the city wasn't happy with it the could decide not to renew the contract and could hire someone else.

John Vance – Provided his background. He is the Director of Development of Northwest Capital Corps. A 501C non-profit org that builds affordable housing, primarily low income. The company is based out of Boise.

NewMeyer - How many of these projects have been accomplished in similar towns and where do you see this going in several years?

- This is the first project being done by northwest that doesn't use some sort of low income tax credit or other subsidy. We have seen several projects in other mountain resort communities where when people get into the housing they tend to stay in the housing, often longer than expected because finding housing is difficult. They have also seen longer vacancy periods in colder climates because it

is harder to fill a spot in the fall or winter. There could be issues with vacancy but Northwest will have a reserve account for that in the financial plan.

NewMeyer - If someone lost their job or got fired could they stay there? There is concern that someone could take a job, quit, and work remote and still live there?

- We can put some conditions, and everyone will have one year lease so could go back into the pool and could give preference to someone else. There will be strict rules on no subletting or Airbnb etc.

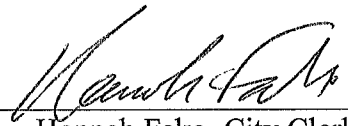
Charlie – After first phase how do you see what will happen down the road? Is there potential for further involvement with northwest?

- Yes northwest would like to be involved in future work and the second phase would likely be another 10-20 units. Northwest can try and draft a land lease that other non-housing development could happen on the property could happen but would not be Northwest's project. Or other housing development could happen with another developer or by the city, but Northwest would like to be involved.

Community votes on various options.

Adjourn: 6:48

Steve Botti – Mayor



Hannah Fake- City Clerk