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CITY OF STANLEY

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City Council Workshop Minutes

May 13, 2026 @ to follow site visit

Stanley Community Building, 510 Eva Falls Ave. Stanley, ID 83278

Call to Order: 10:55 am

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

Also present: City Clerk – Hannah Fake, Ryan Singleton and Brad Cramer, Michael Powell, Lisa Muscavage, Mary-Ellen Easom

Agenda Amendments: none

Mayor/Council Comments: none

Presentations/Citizen Participation: none

Workshop Topics: Workforce Housing discussion with project management team

- The Mayor explained the status of the project and the background of community input. In meetings last spring and the community told us that the priority should be essential, permanent, employees; the people who make the town run. The developer designed the housing for that group of people, some of whom are single and some who have families. The design for seasonal workers, most of whom are single, would be different. Originally there was the assumption that this would be low-income housing but we determined that the majority of essential workers would not qualify for low income housing. The Developer worked with us and looked for other funding. The funding is still being worked through the banks. We looked at how we could make the rents affordable while making sure that comfortable units were built. The community wanted to see fewer garages to lower the cost, so the developer scaled back some of the project and took out some garages. The City also had come up with the idea of adding option tax money to help make this feasible and to lower rents. These funds are saved money in the bank that was saved for the purpose of funding workforce housing.
- Councilmember Cardoso thought that we got answers from the community on designs too early because people didn't know what they were looking at. Councilmember Thompson said he had issues with the designs from the beginning.
- The Clerk explained the methodology behind the visual preference survey and previous design choices. The Mayor added that a local builder presented some basic concepts of housing and the community did not like many of the options but townhomes seemed the most appropriate.
- Cardoso asked if Ryan Singleton used CAD and Singleton replied that he would be looking at the designs in CAD when they were further along.
- Cardoso said that previously the engineers said the plans were 95% complete and that in their CAD file there were a lot more lines than were shown on the provided site plans. He wanted to know why the designs weren't complete if they were close before, and where all the lines went.
 - o The Clerk explained that there were multiple drawings included in the council's packet that focused on different aspects of the site plan and so not all the lines he might have seen on the CAD file were shown on the printed copy. She explained that these drawings were cleaned up to be easier to read and that the engineers likely meant they were 95% to a preliminary site plan, not the final construction drawings.

- Ryan Singleton added that these were concept sketches and that the architects or engineers would not do a full set of drawings until the preliminary plans were approved. He clarified that the process was to come up with a conceptual plan and have the council approve it before moving on to more detailed plans. To keep the process moving the council would need to approve the site plan.
- Councilmember Thompson is excited to have the project management team on board. The Council has not made any decisions if Northwest will proceed with the plans and so that is hinging on advice from the project management team and the council has been delaying hearing from the team. He wants the council to lean on Brad for advice regarding planning and zoning. He said the council has to decide on all of this and wants to know if Brad thinks it is reasonable.
 - Brad Cramer explained that this was a normal time frame to get this processed. He said the time it would take depends what level the council needs to review the project. The planning and zoning for a project in smaller communities it often moves quicker. He said there would be public involvement throughout the project but the council needs to decide what the elected officials' commitment to the community is. If the public gets the final say then you need to get tons of input, if the council says we will take what that community says and make the best decision with that information then that requires less public involvement. He said the council should also consider if the community wants to get the project done or look at detail after detail.
 - Thompson said the first time the community really showed up was regarding the rent not the visual preference survey. They said the cost of rent was too much and they were concerned about a 65 year lease. The community had said to give up garages and square footage and that is the revision we are looking at now.
 - The Mayor added that different people have come to a variety of meetings and there has been a good effort for transparency and we have distilled input from the community. We can't keep going back again and again to revisit decisions. We are at a decision point with the preliminary site plan and need to get it approved to continue working with the Army Corps and other permitting entities to keep the process moving. The community wants housing built soon as they have been waiting 11 years. We don't have to rush through things, but we need to move the process forward. There are many decision points, and some are contingent on others. We must make some decisions without knowing all the little details. The developer wants to break ground before snow flies and the Mayor is optimistic that it can happen. There are unknowns but both the developer and housing attorney think this is feasible. The next critical step is financing from the banks. We have been working on ground lease for months and attorney has addressed issues. He thinks agreements work well together, developer thinks they work, and he think they work but the bank still needs weigh in.
- Thompson said we have listened to the community and this project is now in the council's hands. We are the planning and zoning and have financial responsibility. He doesn't want to stop the project but wants to look at the details. There were some things taken out that he doesn't agree with including the master bathroom in the 3-bedroom house. He wants to know how to talk to the developer about adding a bathroom back in. He is relying on the project management team for their expertise.
 - The Mayor commented that there were a lot of changes made to lower the rent, we can add things back in but then cost and rent go up. There is a balance and going back and forth isn't productive.
- Cardoso reviewed some of his concerns and questions as he had been waiting to hear the expert advice from the project management team. He is unwilling to see Northwest get all phases. There is a retired worker who can't afford this housing. He wants to keep the repayment plan for Northwest for the LOT because it is good and wants to make sure Phase 2 is for seasonal and low

income people. He didn't like what he thought had been pitched to the sewer association and thinks he is being teased with phase 2. Cardoso sees this project as gentrification and the most vocal people in the community are deeply biased and want something done immediately. He is concerned of nightmare scenarios and regretting decisions. He said he was being asked to build infrastructure for all 4 phases and didn't want to put in infrastructure that wouldn't be used later. He is distrustful of everything unless proven otherwise and has been making decisions blind. He feels rushed and doesn't want to make a mistake.

- The Clerk provided background on how the City came up with the estimated rents by looking and surveys, self-reported incomes, self reported rental rates, HUD low-income rental rates, and state data.
 - o Cardoso said that Stanley didn't have a rental market and people were paying \$400-700 per month for housing.
- Cardoso said he was pressured into signing an option to lease that had ground lease elements in it and said the city attorney supposedly reviewed it. He thought he had been asked to do things without professional guidance.
 - o The Mayor responded that the City has obtained professional guidance through this whole process. We looked at what the demand was and what was feasible. The conclusion was that there were roughly 20 essential people in this community that we wanted to prioritize housing for. If they don't live in it, other workers, including seasonal employees, can rent it. We looked at rent profiles that are reasonable statistically that doesn't mean that every single person will be in financial position to afford rents or choose to pay them but statistically it is reasonable.
- Brad Cramer asked if 30% of income was the target and the Clerk replied that yes, that was the highest level and we were hoping for lower than 30% of income because living costs in Stanley are higher.
- Thompson said that the last city built building was the fire department and that wasn't done well as there are issues with the concrete, ice, and the dirt work didn't go well. We want to make sure this project goes better than the fire department. Previously the city didn't want trailers but now most businesses have trailers. The first design had an ice tunnel and the response from John Vance was that everyone deals with ice in Stanley which isn't true. Thompson wants seasonal housing.
- Councilmember Hernandez doesn't think that Northwest should automatically have Phase 2. We have a high housing need, especially in the summer and she doesn't see the need to include Phase 2 legally and wants the option to develop it in some other manner quickly. She wants the lease to support that the community needs both types of housing.
- Cardoso said that the housing attorney said you could divide up the property and Cardoso is uncomfortable handing over the whole 4 acres because phase 2 doesn't have any details in it. He commented that the town tried to do low-cost housing before with the Town Square and now they have office spaces and do yoga there although the original intent was low-income housing and now it is gentrified. He wants low-income housing.
- Hernandez said that we need services because people are sleeping in the woods and making seasonal housing feasible is difficult if you only rent it 4-5 months of the year so it doesn't pencil out and so we are looking for other alternatives.
- Cardoso said he was being teased with phase 2 and the Treasurer asked what he was specifically looking for in phase 2 and Cardoso said he wanted a plan.
- The Mayor said we need to implement Phase 1 first and the developer has said they want to proceed with Phase 2. Phase 2 will not be a quick process either as it took over a year to get where we are in Phase 1 so we will need time to complete Phase 2 as well.
- Ryan Singleton said that finding a private partner is the biggest challenge in this process. You have the benefit that you have already found a partner and working with that partner/developer with clear metrics on requirements is the best option. This lease gives Northwest the right of first

refusal and it allows them to continue if the City is happy. It is a very big benefit to already have a developer lined up. You generally have to provide a large financial benefit for a partner and if you were to try to get a separate developer for Phase 2 it is likely that it might not pencil out for them. It becomes more feasible for developers when you have multiple phases. From Ryan Singleton's position he loves how the land lease is written because it gives Northwest a right to continue but it isn't a carte blanche.

- Cardoso asked if the ground lease has enough teeth. Ryan said yes and Cardoso thought Ryan's explanation made sense, but he is afraid they will walk away and the City will be stuck.
- Thompson said that the developer said he would do Phase 1 regardless of Phase 2. He said he values the land at 4 million even though the accessor said it was valued at 350k. He said the City will have to subsidize the project and if it has to be subsidized for the next 65 years that is a problem. No one will make money off seasonal housing and so the City and business community need to deal with seasonal housing.
- Cardoso said that the City was only fulfilling half of what was stated in Simpson's press release, the permanent workers and were ignoring the seasonal workers.
 - o The Mayor responded that seasonals have always been part of the plan and discussion but the community has given the marching orders that they want to prioritize permanent essential workers first.
 - o Brad Cramer said that seasonal workers are a hard problem to solve. He provided the example that at the Lab they had 1000s of interns that needed housing short term, they tried to get developers to build intern housing for years, but the developers said it wasn't feasible because they couldn't make money on a short term. The alternative was that the lab found a way to partner with existing apartment complexes and reserved those apartments to make it work. He said that it was reasonable for the City to subsidize the project because if you do a low-income housing project with tax credits that is a subsidy and these projects generally don't work without some kind of subsidy. Brad said that it would take time to come up with a plan and distill down what the community wanted for seasonal workers and asked if the council wanted those answers right now because that would take more time.
- Ryan Singleton said that to have seasonal workers you need the town to retain key infrastructure and essential employees. There won't be a seasonal economy if there isn't a functioning town and so it makes sense to prioritize the essential workers first. The community should strengthen their infrastructure (housing) so they can attract quality professionals to keep the city and community strong, efficient, and operating so that there can be a seasonal economy. The ability to retain key individuals to keep a city running is essential. Those people will be your priority, but the housing isn't restricted just for them, others can live there too. Your set up is priority over prohibiting. Right now, the Council needs to clearly define the goal and intent of the preliminary plan. Most jurisdictions understand that a preliminary site plan is about 50% of the detail level of what will come in the final site submission. The goal is that it generally confirms to planning and zoning and meets the purpose of the project. If you are okay with the direction this project is going in the site plan, then the developer will come back with the full site plan and all the details.
 - o Ryan Singleton said that he would write up a formal recommendation of what has been presented so far. It doesn't mean that it is perfect but that it is good enough to move forward with. Brad Cramer said he would do the same thing for all the documents so that the Council can keep moving forward and get further details.
- Singleton thought that it was not inconceivable to get a foundation and framing done this year. He explained again the difference between approving a preliminary plan and a final building permit and that the Council is at a point to decide to move forward with a site plan.
- Brad Cramer said that the best way to get people to come and talk about Phase 2 is to get a shovel in the ground for Phase 1. There will be potential blocks and issues, but our goal is to work as if

the goal is to get shovels in the ground to get vertical construction this year and if something gets in the way we will work through it.

- Hernandez asked about the sewer system that Ryan Singleton had previously described. Singleton said that it was a large-scale soil absorption system. It is the health department's version of a community septic system that is more robust than a private septic. This is used as an option in instances where a sewer district will not serve.
 - o Thompson asked where it would be located. Singleton said he would have to look at a location on the site plan.
- The Mayor provided an update on the status with the Sewer Association that they wanted a capacity study done to make sure the lift station, spray fields etc. had capacity. They said this might take 9 months and the project engineer didn't think it should take that long. We are navigating this process.
- Ryan Singleton said that capacity is based on how many units you are serving and how many unused connections there are and so one option could be to purchase those unused connections to require less capacity.
- The Council and Mayor thanked Ryan Singleton and Brad Cramer for joining the meeting.

Adjourn: 12:33 pm



Steve Botti – Mayor



Attest: Hannah Fake- City Clerk