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# Town Hall Agenda

January 7, 2025 5:00 pm

Stanley Community Center, 510 Eva Falls Stanley, ID 83278

**Call to Order:** (Mayor Botti) 5:02 pm

**Roll Call:** Councilmember Gadwa – not present, Councilmember Cron - Present, Councilmember Cardoso - present, Councilmember Hernandez – present, Mayor Botti – Present

Also present: City Clerk – Hannah Fake, Treasurer – Savannah Pedersen

**Agenda Amendments:** none

**Mayor/Council Comments:**

- Swearing in of New Council and Mayor Action Item
  - Gabriel Cardoso was sworn in with the Oath of Office as a Councilmember.
  - Charles Thompson was sworn in with the Oath of Office as a Councilmember
  - Steve Botti was sworn in with the Oath of Office as Mayor
- Election of New Council President Action Item
  - Question if this decision needed to be made immediately. Response was yes, it is first order of business.
  - Clerk read email from Councilmember Cron, and email from Councilmember Cardoso.
    - Councilmember Hernandez MOTION to nominate Councilmember Cardoso for Council President and take a vote, Councilmember Cardoso SECONDS,
      - Roll call vote: Councilmember Cardoso – yea; Councilmember Hernandez - yea, Councilmember Thompson - abstain, Councilmember Cron – nay  
No majority; MOTION NOT PASSED
    - Councilmember Hernandez MOTION to nominate Councilmember Cardoso for Council President and Vote, Thompson SECONDS.
      - Roll call vote: Councilmember Cardoso – yea; Councilmember Hernandez - yea, Councilmember Thompson - yea, Councilmember Cron – nay  
MOTION PASSED

Thompson speaks as a new council member and states he hopes to represent everyone to the best of his ability. He thinks the best government is the most local. He thanked people for coming and thinks diversity makes the best decisions. He remembers being in meetings in the 90s with Gadwa, Cookie, Christy and others and they had endless meetings on things that are on most people’s minds like houses on the hill that people didn’t want, and gated communities, and now look what we have. As we go into the phase of housing, he wants to get it right and he wants people to reach out if you need more information or have information for the City.

Cardoso echoed Thompson and stated that he was glad people were participating and that people also sent in letters.

**Town Hall:**

- Workforce Housing Financial Agreement

- Workforce Housing Option to Lease

#### Comments by the Mayor

First the Mayor addressed the numerous rumors around town, and he hopes this will answer some of the communities' basic questions.

- This will not be luxury housing that will be offered to millionaires from Ketchum. It is housing for Stanley designed to serve permanent workers, many of whom have families and many of these people are currently not comfortable in small studios or with unstable housing. He hopes it will be better housing than what some people are living in now.
- Housing designed to serve permanent workers many of whom have families – nice comfortable 1,2,3 bedroom units. Many of these people would not be comfortable in small studio units.
- It will not be rented as Airb&b
- Federal law states that the sole purpose of land transfer is to provide workforce housing for Stanley and environs.
- The Developer is not going to pocket millions from the rents. Is 501 (c) (3) charitable organization
- NRECC has great experience in developing affordable housing in Idaho and beyond
- Independent attorney not associated with City investigated Northwest and determined that is solid and very reputable and competent
- We hired a developer because we wanted professional expertise to develop and manage housing.
- City does not have the staff or expertise to do this so it makes sense to offload this workload on a company that does.
- If have heard any other rumors, you can ask about them later in the meeting or privately with me if you wish.

The Mayor summarized how we got to this point in the project and where we need to go from here and the Clerk will give more details.

- We have worked with Developer for about a year to develop and refine the housing plan.
- Current plan was developed with extensive input and guidance from community. Developer helped orchestrate and guide some of that.
- We have shared information with community at each step and decision point as we refined the plan.
- Community approved the basic site plan and the architectural design of the townhomes. There will be more opportunities to refine these prior to construction.
- We are now at point where we have a financially viable plan to begin construction of Phase 1 in the spring. It took 10 years to get to this point, overcoming many impediments along the way. This has not been a rush job.
- Phase 1 will address a portion housing deficiency identified over many surveys and discussions over many years – over 100 workers housing deficient.
- We are proposing to begin constructing 18 - 1,2, and 3 bedroom townhomes in the spring to correct part of that deficiency.
- This housing will be designed for permanent, essential workers, many of whom have families.
- This type of worker was identified as the priority by the community. But if there is not a demand from 18 essential workers in the beginning then the units will be made available to other workers.
- In order to make the plan for Phase 1 financially feasible, the City plans to enter into a public/private partnership with the Developer.
- This would be accomplished through a lease agreement with the developer. This agreement will contain the financial agreement between the City and the Developer.

- The lease will not give the developer the right to construct housing without approval and oversight by the City.
- City will continue to be involved. City is working with INL, DOE, National Lab of the Rockies, and private geothermal engineers to obtain federal grants to provide geothermal heat for the housing.
- The project will cost about \$9.5 million, with the developer financing \$5.5 million and the City contributing \$4 million from the HUD grant. In order to help reduce the rental rates, the City will contribute about \$1.3 million over 22 years from option tax savings, and will own the development at the end of the lease.
- In order to keep this plan on schedule, and start construction in the spring, the option to lease agreement including the financial plan needs to be approved very soon. If the plan is not approved, the housing likely will be delayed for years.
- This plan allows the City to leverage its HUD grant and option tax savings to build far more housing than it could without Developer financing.
- If the City were to rely solely on its own funds, it would likely be able to provide only 4-6 townhomes. This is far less than the anticipated demand and will likely frustrate many workers who will remain housing deficient. Also, it is unlikely that the City will ever obtain another large grant needed to make additional future housing development financially feasible.
- The City will incur no debt from this project, and the Developer will assume all the risk associated with its debt obligations, including due to periods of less than full housing occupancy. Option tax monies that City will provide to the partnership are already in the bank. Not dependent on future OT revenues.
- The City plans to sign a management agreement with the Developer so that the City does not have to hire more staff to operate and manage the development. The City will still ensure that the housing serves the priorities and needs of Stanley through the terms of the lease, Congressional requirements, and its ordinances.

The Clerk presented a slideshow.

- The lack of workforce housing is an issue that is being faced across the state and the nation. It is a complex issue that is difficult to solve. The majority of funding for workforce housing comes with income restrictions and is low income housing. That will not best service our community. Private developments are often too expensive for the average worker to afford and end up being second homes or vacation rentals.
- So the City is looking at this from three different aspects.
- We have to consider how the city can use and/or leverage the available resources to build housing?
  - Regardless of how many units we build there is still a set amount of infrastructure needed. We need electric, sewer, driveways, well, water systems. There are economies of scale with this. If you split the infrastructure cost between more units, the cost per unit goes down.
  - In basic estimates from building costs by local builders, with the 4 million alone the City could build 4-6 units. This depends on exactly what is built etc. But this doesn't meet the goals of the community in building quality housing for essential workers that can serve families and others.
  - In working with Northwest they can obtain further loans to fund the project. The city cannot just get a loan. The 18 units should be adequate to meet the current need for essential workers
  - The City has 4 million from the HUD grant, and we have looked for other grants and funding sources but we have not found any other funding opportunities. If inflation is

estimated at 3%, we lose about \$120,000 of value of our HUD grant each year we just sit here with it and don't use it.

- The Mayor clarified that the permanent essential workers identified by the community do not qualify as low income. That is why we made the decision to not pursue the low income tax credits.
- The Clerk further explained originally our plan was to use low income tax credits to help fund the housing project but we went to Northwest and said this will not meet our need. And they found another way to make it work by going out and getting other loans.
- Next we need to look at how the project is managed over the long term financially.
  - Northwest will have the responsibility of covering the loans, making sure the project is economically viable and they have a much bigger staff than the City who is experienced in these processes.
  - If the City just builds a few units without a developer, the City will be responsible for all aspects of housing management. In our estimates rents will not be lower than what Northwest is proposing to manage this project in the long run. The city would be responsible for dealing with all the leases, tenants, maintenance, etc. The rents from this project would not generate enough revenue to be able to bank and build further housing. If this was an economically profitable project I imagine that a private entity would have already built workforce housing and used the profits to build more housing or just to pocket. This is not a project you can make a lot of money on.
- We need to look at the City's capacity to manage a large project now and oversee for the future.
- The City does not have enough current staff to manage this project without a developer so we would need to hire someone anyways. In the long run the City also does not have enough staff to manage the maintenance of a housing development so would have to hire someone to do that. This person would probably need housing as well. If we need to employ and potentially house 4 city staff to manage the housing that would not leave many housing units for the rest of the community. There would be problems if we could not hire staff to manage this.
- We want to make sure this project is affordable for the community. Affordable defined by HUD is that tenants don't pay more than 30% of gross income for housing. A table of household income/wages was shared with % of income on the table.
  - Looked at cities across the state at communities similar, but larger to Stanley. The Census Bureau reported that about 40% of those residents pay more than 30% of their income on housing.
- The Clerk explained what low income housing means and what low income in Custer County is and the income restrictions that a low income housing project would have. The whole project would have to average 55% AMI. Only one person surveyed of the essential workers would have met the low income requirements so we decided to say that.
  - The rents are set by HUD for any low income housing project. Generally, the lease would be 99 years for a low income project. The Clerk reviewed the table of income levels and the rents as set by HUD.
  - Mayor: The point of this is to show what appropriate rents are and how we determine appropriate rents.
  - We looked to see if our essential workers would qualify for low income housing and so we asked what their household income is. The Clerk reviewed this data.
- The Clerk reviewed the current proposal of 4 1-bedroom units, 8 2-bedroom units and 4 3-bedroom units. There are fewer 3-bedroom units because we don't have a ton of families locally but we want to make sure we offer some good options for larger families. Associated project rents were presented along with a comparison of essential worker income and low income rents.

Question from community on who is included in the definition of essential workers.

- Teachers, local government workers, government workers, sewer association, library, clinic workers, skilled labor, some local business managers

Treasurer Pedersen presented on the Finances

- Currently we have a 4.1% interest rate on the LGIP account.
- She took the most conservative calculations at 2% interest rate, the interest from our account alone would pay for over half of what we are proposing to spend on this project. (Approximately \$731,000 in interest). Even if we needed to pay it all now, we do have the money in the bank, it is existing money that is in saving.
- The money in the bank is option tax savings and must be spent on specific projects. The HUD funding has to be spent on workforce housing on this site. The City has looked hard at the numbers and to manage and maintain it year-round the City would need more staff and would be very difficult to make it feasible. Northwest is willing to fund over 50% of the project. The City will not be financially liable for anything over the 1.265 million that will be spent over the 22 years.

Johnathan – Where is the HUD money currently? Is it in the City's bank account?

Treasurer – No, we must submit costs for reimbursement to HUD then they will send us the money.

Johnathan – Will the City get any revenue from the project? Northwest will be paid by the rents correct?

Savannah- Northwest will be paid by the rents. Any extra revenue will be split between Northwest and the City.

Mayor – There are lots of numbers here. The City a while back changed the ordinance regarding Local Option Tax and we listed all the things the City can use LOT for. The City added workforce housing and started saving money to help finance housing in the future. We could have put that money all up front but we do not want to do that because it would drain our bank account and we would not have reserves. By amortizing the payments over a number of years we can retain the majority of those funds in the bank.

- Treasurer – At the low end, most conservative estimates, the account would still have \$600,000 after all the payments.

Jim Slanetz – Would it be a lower price up front if the City paid all the funds up front? Is there interest on this?

- Treasurer: There is no interest on the payments.

Jim Slanetz - What is the duration of the agreement with Northwest, what are the terms? Is it set? Is it based on income generated? Would it shorten the duration of the agreement?

- Treasurer: We only have to pay for 22 years, the lease agreement is for 65 years. The City will get ownership of the buildings and infrastructure at the end of the lease.
- Clerk: The reason the term is 65 years is because when Northwest gets loans, one is a standard bank loan, the other is a lower interest construction loan, this has a longer-term loan. The banks require a safety period beyond the term of the loan so the 65-year period is set, essentially by the banks.

Jim Slanetz - What is the lease?

- Clerk: It is a land lease, we have made some minor changes to it, but the basics are that we charge a tiny bit for the land, we own the property, they own the buildings. They have to meet all ordinances and regulations.

- Mayor: When the land was transferred to the City by Congress, the City could never sell the land. Congress stated in the law that the City could lease the land and that is what the City is proposing to do.

Kurt Krapfl - 65 years long time, longer than most corporations have been around. What happens if the company goes belly up? Is the management agreement 65 years?

- Mayor – Yes, we can engage them as a manager for the duration of the project.
- Treasurer: We have had the City attorney review all the leases and documents, and he thinks it will all be okay. If anything happens, we are not financially responsible. We are not a cosigner on the loans, our name is not on any of the loans, the financial responsibility for the project is on Northwest.

Question: Could Northwest sell it to other companies?

- Clerk – Yes, I believe there is a provision that another company could buy it. All the current restrictions would still stand. It could not be used for anything other than workforce housing.

Councilmember Thompson – Is still pretty new to the project. Question does the lease agreement cover the full 4 acres and include both Phase 1 and Phase 2? Is there logic behind Northwest having control for the whole time of Phase 1 and Phase 2?

- Mayor – Yes, the lease covers the whole 4 acres. If the developer was not involved in both phase 1 and Phase 2 it would make things tricky.

Councilmember Thompson – Cost and size of space go together, who made the decision on the design?

- Mayor - The Community did. The Community stated they wanted space, and garages, and this was the best layout to come up with all of that. The Developer is on the line if you would like to ask him for more clarification.

Thompson – Declined to ask the developer. Is there a reason the leases start at this level, and why could they not start at something smaller and more affordable for the people of Stanley?

- Mayor – We wanted to build something nice for the essential and permanent workers in the community. I often use the phrase that people are housing deficient because many people have spaces to live, but they don't provide for what they really want or need. We are trying to offer something nice and an attractive place to live.

Councilmember Cardoso would like to engage more with the audience?

Hannah Stauts – It is wonderful to see so many people in the audience. This process started 25 years ago and congratulations to the City on getting this point.

Josh Franks – Was the Chamber President for 9 years, and has been working on this project for longer and is glad to see its going somewhere.

Hannah Stauts – Is the primary concern is the cost of rent? Asked the audience (about half the audience raised their hands)

- What about concern about the length of lease and the City's control?
- The rent is extremely high. As for someone who has lived here the plan is exorbitant for the types of economic development in this community.
- Thinks the size is too large as she lives in something smaller.

Phil Enright - The rents are way to high, it is ridiculous. No one in this room can afford them. You are saying you have 100 workers but where are they.

- Mayor – The 100 workers is not all year-round workers. It includes seasonal workers.
- Phil Enright– The seasonal workers won't live in this, they would rather camp in the woods. Why do you need garages? They aren't necessary for the workers; they don't want those.
- Mayor – Phase 1 is targeted at the year round permanent employees of this community, not the seasonal workers.
- Phil Enright– You are only talking about 5 or 6 people who are essential. You only have 3 teachers, 3 people working for the City, we don't have more than 6 people.

Conversation between Phil, Lori and Jonathon. Phil asked where they live, they lived in something smaller than a studio apartment in housing of Keith's. Phil asked if they could afford the rent prices. They said they agreed it should go a little lower but yes, they would make it work.

Mayor – We are discussing working with rents and bring them down further. This will likely mean tweaking the design. Many of the places people are living now don't have storage or garages. We are not expecting seasonal workers to pay \$1,500 a month.

- Phil Enright – They must be making an awful lot because I'm not making that much money. I'm on social security and work as an EMT.

Hannah – Do you have a number out of the 100 people of who housing deficient, who are the essential workers? Or a number of the essential year round?

- Mayor – We don't have an exact count on that. We know who we have described as essential, teachers, clinic workers, and the sewer association wants to hire someone, businesses in town who have higher management positions and need housing.
- Clerk – We listed 20 positions, that could be considered as essential. Not every single person listed needs housing. Many people who have worked here for a while have their own place, but if these positions were to be filled with new people, they would need housing. It is unlikely off the bat that all 18 units will immediately be filled by essential employees, but there are likely other year-round employees that need housing too.

Mayor – He has heard from business owners that they have lost good employees because there is not available housing for them.

Christy Thompson– We were only given a couple options for making choices. It seemed like it was a forgone conclusion that the City would go with a developer rather than a builder which was a disappointment to me. We only have enough space to house 2 staff and so I am disappointed that there isn't any plan for seasonal workers. Never heard seasonal housing discussed.

- Mayor: Seasonal workforce was discussed. The decision to hire developer was made last April. There were meetings prior to the selection on it and the Council selected developer. Once we made that decision we moved on to the next step.

Christy: Was it only between developers or did it exclude builders?

- Mayor: We sent out a request for qualifications and got three bids. Three companies expressed interest, they came from different backgrounds, not all like Northwest – one builds modular type homes – they thought that would work here. Council ranked applicants and which was most experienced and had the most experience providing what the community needed. The Mayor

informally talked to local builders and they said they were not interested. There was nothing that prohibited builders from applying.

Joe Mierzwinski - In the best-case scenario say we have 5 essential workers the next year, 2 essential workers want to come in later how do we look at renewals to make decisions to continue to priorities with essential workers.

- Clerk answered – The Clerk has come up with a preliminary plan that will be refined and have community and council input, but the basics of it are that there will be a tiered system for priority with essential workers getting the highest priority, then permanent workers, then seasonal workers. If there is an essential worker on the wait list, when a seasonal workers lease is up, it won't be renewed and the essential worker will be able to move in.

Amanda Brady - Thank you for including teachers in essential workers. We have not been able to fill our bus driver and custodian positions and would like you to consider them as essential in the future as well.

Tripp Costas– Provided a little background on himself. His previous career was consulting business for a decade for hotel designs, real estate trusts, student housing, and has worked extensively with designers and architects. He has experience looking at the most efficient use of space. He doesn't think the rents are too high for what you are getting but he thinks that they could be smaller and the rent subsequently reduced. My house is 1600 sq ft- currently in Nashville – have seen smaller spaces meet the need of a community and tenants or families.

Prioritize essential workers and we ask who does this service. Essential workers are essential and are priority. But also there are people who are tradesmen, baristas, bartenders etc that would like the opportunity for affordable housing. Tripp thinks that a worker might be more interested in 400 sq feet with lower rent. He would rather see some smaller units included in the plan that are intelligently designed and asks the developer to look at 500-600 sq ft units and that they could make more dollars per foot renting. I would be interested in seeing more diversity of units.

Lori Mitchell: Would like to have a place with a laundry room.

John Vance: Part of the size is that they are larger because they are town home units. We had looked at doing apartment style units but that was dismissed by the community. We want to make sure they are livable. We wanted to provide a garage for the winter conditions. Reducing garages would not be a dollar for dollar reduction because we still have need for ground floor concrete. The comment about it being more profitable, we are not trying to be more profitable on a rent scheme – trying to keep rents as low as possible mostly associated with long term rate. Would there be opportunity for much smaller units in phase 2? Definitely. If we remove the garages we will need to consider if we must have car ports or not.

Lori Mitchell: What if you redesign to split units in half. As the building is currently 41 feet what if you cut it in half and have double the number of units.

Costas: Who has a garage? Is it essential to have a garage? Would rather have a neighbor have housing than have a garage.

- Jonathon – I would like to have a garage, it would be nice, but I don't need one.

Rachel Zero– Does the manager have a maximum number of units to run the project to house their staff?

- John Vance: A Northwest would not have a full onsite manager at 18 units. This person would share responsibly with other properties in the area. A property manager would be making 40-50,000 per year, and if you divide that by 18 units, it is too expensive to spread that cost between just the few units.

- Mayor: If the City managed this on our own, we would have to have an onsite manager. Northwest can lower this cost if the manager is shared between units.

Thompson: This 30% thing has me stymied. The Wood River Valley is expensive to live in, now Stanley is more expensive than the Wood River Valley. If you need something in Stanley, you have to go to the WRV. He thinks it would be hard for workers in Stanley to pay 30% of their income for rent. Doesn't think it is a valid number that we can work with. If we don't fill the housing with essential workers, can someone who works at the coffee cart and lives in Ketchum come up and live in our housing? Is there a way we can set income restrictions on these units?

- Clerk – The City could set income restrictions if that was something we wanted to do.
- Treasurer– We have a lot more control than it looks like. We can set the parameters of how this is rented.
- Mayor – The fundamental restriction is that they must be essential workers in Stanley. Beyond that, the City has a lot of control over who we prioritize.

Thompson – The two major issues we are looking at are affordability and the 65 year lease. He would like to see a show of hands for this again.

- Roughly 11 people were concerned about the 65 year lease.
- Clerk asked what the concerns with the lease are.

Hannah Stauts: Is concerned with the lease. She read through it briefly, concerned what ability and control the City will retain on what the developer is able to do with the subtenants (the workers renting the units). She thinks that the City needs to be able to retain a lot of control over what that tenant lease looks like. Concerned about what the developer will be able to restrict for their tenants. Concern about if people could have pets in the housing.

- John Vance: Can Northwest indescribably change leases during the term? No. Other than what federal law would be. The lease agreement that we sign is basically a sublease subject to the ground lease. The leases would be reviewed by City, and changes made other than things like basic numbers that would all be set through approval from the City. The City is still the landlord of the land and so the additional restrictions come in.

Hannah Stauts: Who is in charge with the lease terms? Who designed the lease and who is the tenant signing a lease with?

- John Vance – The tenant would be signing the lease with Northwest. Northwest would develop the lease and the basic lease would be approved by the City.

Tripp Costas: Let's say the project goes over budget. Northwest is doing a different type of project from them. Northwest is on the hook to pay for it, but does the City has any enforcement of how high the rents go. It is expensive to build in this town. What enforcement does the City have to keep the rates down. Other concerns how close the closest manager of the project. What if the maintenance costs are higher than anticipated etc.

- John Vance – The building cost will be better set once we get architecture drawings complete. We can't move forward until we get an approval from City council to move forward. Then we can get actual bids, and know what numbers are, then take another pause to see if we are rents are and if they are what we set to begin with. There is possibility that we can source other funding if the cost goes up. If the operating costs are higher than anticipated it would cut into the profit first. We are on the hook for the loan. One thing that would make it more possible for local workers. A 2 bedroom would be split for two individuals. Northwest is not beholden to just offering single households units like they are in other projects. There are sunk costs in here that future phases that

would help in the overall costs. The well that needs to be installed, it doesn't matter how many units are built. In the future if there are more buildings it could bring rents down. This is a process that would take years.

Tripp Costas: There is no method for rent stabilization? Does the City have any control over rents long term?

- John Vance – This will depend on reporting to the City each year how much money is made. If we are projecting 40,000 and then at end of year to go provide cash flow split, and its 120,000. We will take a pause here and say if we are making so much money can we lower the rents, and they would. At each year's audit can re look at rents.

Lori Mitchell – There is no guarantee that rent can go up a certain percentage etc?

Costas – There is no set amount that rents can go up, is there a cap in percentage. Is there anything in writing that if profits are over 100,000 it doesn't say rents have to be lowered?

- John Vance – We have a third party accountant that provides the reports each year and this will be provided to the City. This could put in the ground lease if the net income of the project exceeds 120% that could trigger an automatic rent decrease.

Costas – His bigger concern isn't necessarily about reducing rents, it is making sure the City has some mechanism for controlling rents for the project so if some bad actor comes in they aren't going to just skyrocket the rents.

- John Vance – The ground lease can contain some form of rent control. Control the net operating income profit.

Jeff Ballas: How will infrastructure accommodate fire protection?

- Burton Stanley – Would like to see a fire hydrant, or more than one. If the City is going to do this big project we want to see they do it right.
- John Vance – There will be cisterns on site and access for fire trucks. There will be fire suppression systems in housing. The cistern will be just east of the buildings. Can incorporate dry systems into the design that would allow the pump truck to pump water into the unit.
- Mayor – I know that issue was brought up by the fire chief. And we've had discussions with the fire chief on what type of systems he wanted to see, and we have passed that on to John.

Thompson: Do you have a rough estimate on infrastructure?

- John Vance: Onsite \$605,000. We do not have engineering drawings yet, so this is a rough estimate.
- Mayor: We need to put in electricity, sewer, access roads, public water system. We have been working with the sewer association and salmon river electric. We hope we will have a geothermal well to provide heating for structure.

Thompson: If the City was to grant the lease tomorrow is the schematic and building layout that you have sent the City what you would present to your architect?

- John Vance – That is the schematic that the architect came up with. There will be some movement when civil engineers get involved as they will need to make sure the design works. But the plan is to build overall according to what we have proposed right now.

Thompson – Did your crew do lay out of buildings?

- John Vance: Yes, the architects did.

Thompson – Does he realize that the alleyway in the middle will be ice all winter. It's in the shadow.

- John – One discussion with civil engineer that we have already had is that the buildings need to be moved down from the hill a little bit because the grade is steeper than the architects thought. The engineer will make sure that there is appropriate space between the buildings for driving and if it is a gravel road it would be less icy than if it was paved.

Rachel Zero: Would phase 2 start another 65 year lease?

- John Vance – No, the one ground lease would be for phase 1 and 2.

Rachel Zero: Does our current sewer system support that?

- Mayor replied we think that there may have to be a capacity study done. There is a possibility that capacity would have to be increased. We have been looking into this.

Gary Gadwa (online)– There has been a lot of concern about rent rates. Has anyone considered housing allowances for the people that would live in that housing.

- Mayor: Yes, a number of people have said they would be interested in doing that. Businesses in the past have said they would give a housing stipend or subsidy.
- Thompson: Essential workers are generally working for taxing agencies so not only would the City help finance the project but then they would be subsidizing the employees to move into it.
- Jim Slantez: There is a difference between someone working for a tax payer than a private business. As a tax payer for the City, I am okay with subsidies. It is creating an incentive to be able to hire good employees for the City. Not favoring someone getting a subsidized units who works for a business.
- Mayor: We still need to evaluate possible rent subsidies and stipends and what would be fair. We want to make sure that this isn't favoring anyone greatly.
- John Vance – Many of these essential workers came from public entities, like teachers, government workers etc. These people made enough money to cover these rents because they would not qualify for low-income housing. The subsidies would more likely come from private businesses for their employees. We could have an option where a business leases the unit and workers pay for the business whatever was less. Or the business could provide a stipend each month.
- Clerk – We are not talking about the City subsidizing every single resident, it would be the employer of the resident that would give the subsidy.
- Cardoso: Mountain Village who has more money could have more of an advantage to provide subsidies more than another smaller business.

Mayor – There are a lot of nuances in what is fair and what isn't so we have lots to work through there.

- Cardoso – Wealthier business in town could pay a stipend where smaller businesses couldn't, so you are picking winners and losers.
- The Clerk stated that you already have that system with what businesses can afford to build workforce housing. Now business would have to spend the huge upfront cost to build their housing but they could still support employees in getting/affording housing. This may level the playing field.

- Jim Slantez – When you put public funding into something that could have a benefit for private interest it is very hard to find a balance or the right percentage of support. It is very hard no matter how you cut it.

Lori Mitchell - Because we don't have firm costs, this is hypothetical costs right now. If the project does go over budget, and the rents are already high, and the rents could go up higher. Then no one would be able to rent the units. Will the rents remain fixed as they are now?

- John Vance – This is the best information we have with the info we have. The more detailed drawings we get the more accurate quotes of costs. Working with CSDI construction contractors have been very good with initial estimates in the past. We could try to source funds through foundations or grants if we need it. If the costs go up a little, we wouldn't make adjustment to the rent. If the costs come in wildly high, we need to make some major adjustments. We wouldn't go forward and expect folks to pay double the rent. This wouldn't work for anybody.

Mayor: We can't refine numbers further unless there is certain commitment from City.

Jonathon: They may be confident in estimate, do they understand cost of building in Stanley and was that factored in?

- John Vance: They take into account location and the market they are working in. They also have increases for per diem and mileage which was taken into consideration. Right now, we don't have anything else to base numbers on because there hasn't been anything similar built in Stanley. They know that the building season is short, it ends in October. If we don't have a good start in May there could be increased costs because of winter conditions.

Jonathon: Would you be interested in using local builders?

- CSDI would reach out to local contractors to look for sub contractors.

Lin Gray: If the council decides to walk away from partnership with Northwest. Where does that leave us?

- Cardoso: We are still moving forward; we all want housing. We are just trying to figure out how we want to do it.
- Mayor: We would look at feedback in working with developer and see where we need to go from there but essentially, we would be back at square one to try and incorporate the feedback we've got over the last year. We would look at what we would need to do if a developer is not involved. A lot of the work we have done up to this point will not be relevant.
- Clerk – A lot of the concerns voiced are concerns that will be relevant regardless of how we do the project, if it is with the developer or not. In any project there are concerns about what if you go over budget. Any way we do this project there would be that concern and the following concern that rents could go up.

Lori Mitchell: If we decided to sign the option to lease and work with the developer are we set in stone with the design, or can the design still change?

- Mayor: Yes, the design can still change. We are not locked into the design they are willing to work with us to make further changes.

The Clerk read letters from the community that are attached to these minutes.

Russell Clark: What is the income to qualify for these rentals? For the 1, 2 and 3 bedroom

- Clerk – We don't have a criteria how much someone needs to make to live in workforce housing.

- Russell Clark – The developer will require an income check or a credit check for anyone to live in the workforce housing. What is that, the minimum?
- John Vance – We would do a credit check and a background check but we don't have a set minimum amount they would have to make to pay for rent.
- Russell Clark – So if one of my servers who makes \$3.25 an hour wants to move into one of your units, there is no financial check to see if they can afford the rent?
- John Vance – They must show that they have income that will be able to cover the rent. We don't have a set formula.
- Russell Clark – Yes, there is a set formula, you know it John, what is it? This isn't your first development, it's not your second, third etc.
- John Vance – I don't know, I would have to ask compliance. We are not basing this on income like the low-income housing projects.

Cardoso – Does a credit check effectively serve as a deterrent to filling affordable housing? A credit check would favor a wealthier person. I am just going off what Russell just asked. Would this keep low-income people out of housing?

- Mayor – This project is not low-income housing.

Russell Clark – I am going to put you through the ringer a little bit Mayor, sorry. Through HUD, how many units do you have to maintain that are low income?

- Clerk: So, if we were to use low income funding, all the units would need to be low income. And we would have to average 55% of AMI for all the tenants in the project. Those low-income requirements were presented. Because the majority of our essential workers earn above the low income requirements, we are not using low income tax credit funding and so this project will not be low income housing. There will not be requirements on income, just that people have to be able to pay the rent.

Thompson – Russell you understand that we have pivoted from low-income housing to regular housing correct?

Russell Clark – I understand that now. So is it no longer affordable housing?

- It is not low-income housing, it is affordable housing for the local workforce housing.

Russell Clark – What are the rent rates? And what is the median income for the state of Idaho?

- The slideshow was pulled back up for Russell to show the table of rents. And the Clerk re-explained the numbers. Of the small pool of essential workers surveyed in Stanley, they are making above the Custer County median income
- Treasurer – The Idaho state median income \$81,166 which is generally for a family of 4. Median rent is \$1384.
- Russell – Are you tying the rents to people's income?
  - o No, that is how low-income housing works, and we are not doing low income housing.
- Karl Menzel – Normally in a situation like this you would survey local rents to get an idea of what the market is. However, in Stanley we don't have a rental market. So, instead the City has looked at what people make and a percentage of that because HUD said generally people should pay no

more than 30% of their income on rent and so what would affordable rents be for essential workers to pay less than 30% of their income.

- Cardoso stated he found that people were paying \$500-\$700 for a 1 bedroom or studio apartment. But you could be paying \$1300 in other places. Some employers charge differently or don't charge at all.

Tripp Costas – There is a bit a data gap here. Workers have listed their address outside of the City so they would not be included in this data. How did you reach out to people in town?

- Clerk – The clerk gathered this data from people who are living in town. Surveys weren't super helpful because the information collected was too varied. So, the Clerk talked to people individually.
- Mayor – We have some data on what essential permanent workers are making here, and are they making enough money to pay the rents that were proposed, not they are final. According to the State Dept of Commerce and HUD and we looked at what rents people could afford. The surveyed incomes were reviewed again.

Russell Clark - I guarantee you are going to put 1-5% of essential workers in this housing, and the rest of occupancy has to come from someone else, who is going to live in these units?

- The Clerk stated it would be filled by any other local workers.
- Russel Clark – Then you might fill 10% of the units if you include local workers. I charge a maximum of \$400 a month for all my housing. I have lived here for a long time, and I have the most housing in this valley and I know what rents and I know what doesn't. So where are the other 83% going to come from that are going to come from. I know the answer, but you just don't want to say it.
- Clerk – Either they will be rented by local workers or they will be vacant.
- Russell Clark – No they will not be vacant, the developer will not let the units be empty.
- Cardoso – You were used as an example (to Russel). What if you had a manager or someone who needed housing and the idea was thrown around of a business giving a subsidy, say of up \$1000?
- Russell Clark – I would never give \$1000 per month for a developer that is not within Stanley, never.

Russel Clark - But answer my question. Where would the other 83% of rents come from? They are going to be empty, so, how do they get filled? Because John isn't going to let them be empty.

- John Vance – He doesn't think there are 18 people who would rent these units?
- Russell Clark – At those rents. If you charge above \$700 you won't be able to fill those units.
- John Vance - It would have to come from local workforce that is a congressional requirement.
- Russell Clark – Would you lower the rates to accommodate that?
- John Vance – Possibly, we would look at the possibility of letting people have roommates to bring down the rent. The \$700 rent doesn't make sense. If you are comparing us to other facilities there, there is nothing to compare it to. Other than housing that was built by local businesses for their employees and no rent numbers were provided for those.
- Russell Clark – You are speaking to one of those people who built those recent housing units.

Mayor – Are you thinking that workers in Stanley wouldn't pay more than \$700 a month in rent even though workers in most other resort cities are willing to pay much more than that?

- Russell Clark – 100%
- Mayor – What is the basis for that?
- Russel Clark – This town is cyclical. Local businesses make most of their money in 100 days of the year. In Boise there are 365 good days of the year.
- Mayor – The target for phase 1 is for those permanent essential year-round workers.
- Russel Clark – But it permeates down, Mayor Botti. The businesses are paying the option tax and it permeates down. The business that operates on tourism collects most of their money in 100 days a year. So, you get most of the option tax money in 100 days a year. When you try and up the City budget to cover the pay for Hannah and Savannah when you try to up their pay to maintain a constant level, you are bound by the taxes this town brings in. If you got that option tax 365 days per year you could make sure that they could pay these rents, but when you only have 100 days a year you would have to cut their pay down if you don't get the option tax. If you have a bad year like a Wapiti year 2 years in a row you might have to cut Hannah and Savannah's pay, right?
- Mayor: Yes, that could happen.
- Russel Clark – But that wouldn't happen in Boise.
- Mayor – A lot of these workers are like the schoolteachers have a year round salary.
- Russell Clark – But no schoolteachers are going to be able to afford what you are showing.
- Mayor: Well, statistics say otherwise.
- Russell Clark – Well, reality says different.
- Mayor: It depends on what their options are. They may say they want to pay less rent, but they want to live in Stanley so they would be willing to pay that rent to be able to live and work in Stanley. Statistically they can afford it so that that is what we are working with.

Karl Menzel – I am someone who lives and works in this town and may be considered for this housing and I am someone who would gladly pay \$2000 to have a house to live in. Yes, I would love to pay nothing for rent or \$500 or wherever you are finding these rentals. The house I am renting has just sold to someone and it is going to be someone's vacation home and I don't have anywhere else I can move to. Sure, I want to pay less, but I am willing and can afford \$2000 a month.

- Cardoso – So housing insecurity is a big concern, we have talked about your situation exactly.
- Karl Menzel – Just because someone doesn't want to pay it doesn't mean they can't afford it.
- Cardoso – Our only disagreement is how to get there. We all want to end the housing insecurity.

Tripp Costas – I think two truths can exist at the same time. I agree with what you are saying, but you are an outlier in this town. I think we have room and space for 2 bedroom town homes in this project. As an employer that does not have employee housing, I have a project that will render me homeless. However, the bigger point, is for me as an employer, it is way easier to swing a subsidy of \$200-\$300 per month on a small studio that is \$700 to \$900 per month rather than a 1 or 2 bedroom starting at \$1,350. But it is expensive to do business in Stanley, it's a 3 or 4 hour drive to get essential services. I implore the developer to look at smaller units with lower rental costs. We could get more revenue and more units, rather than larger units.

Andrew – When you move to Stanley, you move for work life balance. Do you really want to spend all of your paycheck on rent on groceries and gas and all of that because you have drive at least an hour to get somewhat affordable groceries?

Tripp Costas asked Andrew, if you had the option to pay \$1350 for a town home, or \$900 for a 600 sq ft studio.

- Andrew: I would much rather pay 900 for a studio than something that is one room and a garage. You can do so much with 1600 sq feet, you don't even need a garage. This should be about bringing people in.

Treasurer – As business owners who are employing all these people, would you rather see more units like 24 instead of 18 with lower rent?

Tripp Costas – Yes

Treasurer – What I've heard from previous surveys and meetings, there have been multiple conversations about scaling it back a lot to 6 or 8 units. So, it seems like the community is now more interested in more units now.

Tripp Costas – As the details have emerged and we have changed how this project is going without tax credits etc. things have changed. And so that is what we are seeing now.

Mayor: So, we are going back to what kind of housing people desire. What array of housing opportunities should we try to offer? We have some people who would be happy paying \$2000 for a larger town home unit while we have others who might be happy with 800 or 1000 sq feet and to pay less rent. With only 18 units that squeezes down the number of options we can offer people. How do we hit the target with the mix of big and small units, and will the rents go down? How do we come up with the best solution for the most people.

- John Vance - Removing the garages would be one way to cut some cost. We can do a building without garages. We can make them smaller, maybe, we are trying to make sure we provided comfortable places for people to live. We have done apartments that have lower square footage but with having multi story you lose sq footage on stairways landings. Trying to spread out the unit on the ground floor and that would take up more space and make it less likely that there would be room on the property for future development.
- The Clerk relayed to John Vance, that a lot of people would like to see something smaller with lower rents. Many people in town have experience living in smaller spaces. If it was efficiently designed, it could be comfortable.

Treasurer – Many people move here to be outside, we can scale down some of the buildings as they are pretty large.

Cardoso – We need to give John time to think this all over.

Russell Clark –I agree with Tripp 100% - I deeply care about this town, whatever happens over there will benefit Mountain Village. But I want this to benefit my community because I am very passionate about Stanley. I want to makes sure people can stay here, the school teachers, clinic workers, council members. I know what people can afford and I rent a lot of spaces based off 2.5 times what they are making somewhere else. I want to make sure the City doesn't get themselves in trouble.

The Clerk will work with John to look at the changes requested.

Thompson: Why are we going to sign a lease for phase 1 and phase 2? Why are we giving up control of this project when we are just talking about Phase 1? Why does the ground lease cover the whole site?

- John Vance: It's the legal description we have just the one site. We are looking at this as a long-term project, we want to build more than just the 18. We have already spent a lot of time and money on this project already for just 18 units. If you want to change it from homes to something else, we can do that.

Thompson: If you don't get the whole 4 acres you are out? Is that what I am hearing?

- We are a year into this already. What you are asking me to do is share this space that may take away or detract from the buildings and infrastructure.
- Mayor – We have been thinking of it as 1 project with infrastructure to serve two different projects. Anyone else coming into the project would tap into John's infrastructure which would greatly complicate things.

John Vance – You (Charlie) keep saying you are going to lose control but you have the land lease, which is the controlling document. All improvements have to be approved by council I can't build whatever I want.

Thompson – What if we want you to build something that you don't want to build?

- John Vance – I don't know what that would be. I wouldn't build something that would go against the congressional rules because I don't want to cause the property to go back to the federal government.

Bryce Reese question – What is next milestone the City needs to make to keep this project going? I've built quite a few buildings around town. I know how much structure cost estimates go. It sounds like the schematic drawing they have doesn't best serve the community. Are they open to redesigning?

- Mayor - If we don't agree option to lease plan we lose a year, at least a year.
- John Vance – We want to have option to lease so can move forward with third parties to do design work and engineering. We can work on shaving down area to get down to smaller units. The key is getting option to lease approved by the City.

Bryce Reece– Does the Northwest have less interest if design process if there are more changes and delays from changing the structure of the housing?

- John Vance – I would have to talk to architect plan to get a new design worked out.

Cardoso – We have been saying these things along. We, the council, don't feel listened. All our concerns and questions have been brushed aside and force forward. We have to make a big decision, but no one has been answering our questions that I have asked all along. I am hesitant to move forward with a 55 or 65 year lease when they haven't listened to any of my thoughts nor have they given me a response on any of my thoughts. Do you see how that would be scary for me when they haven't listened to me or answered my questions? That's just me personally.

- The Treasurer clarified that we aren't signing the 65 year lease right now, we are looking to sign the option to lease so that we can move forward and keep working towards the lease and a decision.

Cardoso - But I am not asking questions and giving input, and I have not received the same on my side and they are making me make a choice blindly based on what they were just moving forward with.

- The Clerk asked what were the questions that have not been answered.
- Cardoso: The exact ones everyone brought up. Rental prices, intelligent design.

Russell – From the first meeting we said that's not the number of units we asked for why did you change it.

Cardoso -I don't want to put him on the spot but that's where I am at. I just want the answers.

Mayor asked Cardoso to clarify the specific questions he had.

- Cardoso – The rental rates they barely came down, the square footage, the lack of privacy, the parking situation, its going to have an icy patch all winter long, in the summer it is going to be the hottest spot.
- Clerk – Replied that we have been bringing these concerns to John. Regarding the road between the buildings, that will be designed to be standard road width with appropriate parking but since the civil engineer has not been engaged yet, we don't have the detailed specifications. When we get further in this process things will change as we have more information.

Hernandez – We keep putting the cart before the horse, sign this, sign this, and we aren't ready.

Burton Stanley – 9 million ain't happening people, sorry. If that's the number they have, great, show me one thing that has gone under budget anywhere. There is a lot going on down their folks. It's an old lagoon and we all know it.

Mayor – I am hearing conflicting desire. The need to see the final design and have the final plan before we move forward and also the need to move forward and we need a partnership agreement to get to that point to get to those questions

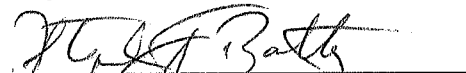
Cardoso - None of it has to be that specific yet. If they just showed me two blocks of buildings that eliminated the mountain view I would have said lets look back at that. But instead they gave incredibly detailed drawings, that alone was wrong and wasn't wide enough to get a fire truck in, where is the privacy we've always asked for. The quality of life you are all looking at each other.

Mayor: We have an engineer who has been working on this and trying to answer these questions. New things come up and considerations and we are trying to work on those. It's not that those things have been ignored.

Cardoso – I feel my questions have been ignored.

Mayor: We've got a lot of good info and thanks for coming to provide this. We hoped we would get a lot of feedback because we need that now and need to refine it. This is useful and it will help us get to a better outcome in the end.

**Adjourn: 8:47 pm**

  
\_\_\_\_\_  
Steve Botti, Mayor

\_\_\_\_\_  
Attest: Hannah Fake, City Clerk

## **1.7.26 Special Council Meeting Minutes**

### **Included Letters**

#### **Regarding Council President**

12.29.25 – Tim Cron

12.30.25 – Cardoso

1.7.26 – Laurii Gadwa

#### **Regarding Workforce Housing**

12.18.25 – Austin Clegg

1.5.26 – Jeff Clegg

1.7.26 – Laurii Gadwa

1.7.26 – Terry Clark

1.7.26 – Jim and Michelle Wetzal

1.7.26 – Alison Beechert

## City Clerk

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**From:** Tim Cron <tim@sawtoothhotel.com>  
**Sent:** Monday, December 29, 2025 1:47 PM  
**To:** City Clerk  
**Subject:** Fwd: City Council President position

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

From: **Tim Cron** <tim@sawtoothhotel.com>  
Date: Mon, Dec 29, 2025 at 1:45 PM  
Subject: City Council President position  
To: <cityclerk@stanley.id.gov>, Kim Hernandez <jkimloseke@gmail.com>, Gabe Cardoso <gcardosoidaho@gmail.com>, <charlie@riverwear.com>, Kimberly Peters <operations@cityofstanleyid.gov>

To Mayor Botti, Stanley City Council, City of Stanley staff, and members of the Stanley community,

I'm writing to express my interest in the position of City Council President. I have served on the City Council for a number of years now, and have seen how our town needs responsible leadership to run effectively and efficiently. I am familiar with issues Stanley faces currently, and have a vision for Stanley's future- one that includes a vibrant small business community and a place that is able to grow our permanent resident population- while maintaining our small-town community and high quality-of-life.

Please consider me in the process of replacing our Council President. I am happy to answer any questions or concerns.

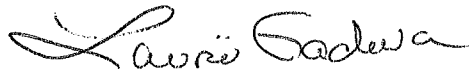
Happy New Year, and best wishes,  
Tim Cron

1/7/2026

To the Stanley City Council,

I served on the Stanley City Council for 19 years. Several of those years and up until my retirement, I served as the Council President. Therefore, I would like to make a recommendation for the 2026 Council President. Tim Cron has the longevity with the council and has worked with the Mayor on the numerous ongoing projects. He is very familiar with the budging process and as always had knowledgeable input. I encourage the current council to select Tim Cron as the next City Council President.

Sincerely,

A handwritten signature in cursive script that reads "Laurii Gadwa". The signature is written in black ink and is positioned above the printed name and title.

Laurii Gadwa  
Former Councilmember  
2006-2025

## City Clerk

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**From:** Gabriel Cardoso <gcardosoidaho@gmail.com>  
**Sent:** Tuesday, December 30, 2025 3:22 PM  
**To:** cityclerk@stanley.id.gov; tim@sawtoothhotel.com; charlie@riverwear.com; sbotti.stanley@gmail.com; Kimberly Peters; jkimloseke@gmail.com; City Clerk  
**Subject:** City Council President

With deep admiration for each of your "Honor Roll" talent sets --- and oodles of gratitude for the countless ways you ALL show your authentic commitment & care for this fine community -- I would also like to be considered for the position of City Council President :)

Thank you,

Gabriel Cardoso

Received via email:

Dear Current and Future Members of the Stanley City Council,

I am writing to express my strong support for the workforce housing project that Mayor Steve Botti has worked diligently to bring forward. I believe this project represents exactly the kind of thoughtful, forward-looking investment that Stanley needs at this moment in its history.

Workforce housing is essential if Stanley is to maintain real momentum and foster healthy, year-round growth. Families and full-time residents are the backbone of any thriving community—they volunteer in our school and churches, support local businesses, and help sustain Stanley beyond the tourist season. Housing that allows working families to live where they work is not just beneficial; it is necessary for Stanley's long-term vitality.

From an economic standpoint, this project is also a practical and feasible solution. For those who have concerns about rent levels, I would encourage the City to explore employer subsidies or partnerships. Supporting employers in this way helps keep rents attainable while still allowing the project to succeed financially for all involved. This approach strengthens both the workforce and the businesses that rely on it. The numbers I have heard are extremely reasonable for a resort town, and on par with many other places in Idaho.

Stanley has a rare opportunity right now. There is real momentum and a genuine chance to positively shape the town's future for generations to come. Moments like this do not come often, and hesitation risks losing the progress that has already been made. The community has been clear in its desire for solutions that support working families and year-round residents.

I respectfully urge the Council not to halt this momentum, but instead to stay true to what the community has consistently expressed it wants and needs. This is a time to act - to move forward with faith, courage, and confidence in the future of Stanley.

Thank you for your service, your consideration, and your willingness to lead during this important moment for our town.

If you have different views or concerns I would love to discuss them with you at any point.

All my appreciation and respect,

Austin Clegg

208-320-6340

[Austin.h.clegg@gmail.com](mailto:Austin.h.clegg@gmail.com)



January 5, 2026

Comments Concerning Workforce Housing Project

Dear Mayor Botti and Esteemed City Council,

More than twenty years ago, many of us participated in a "vision 20/20" collaboration in an effort to identify the leading challenges and opportunities facing the Stanley Community and the Sawtooth Valley. The number one challenge identified then was the lack of affordable housing for the workforce needed to protect and provide for the public and private needs.

While many local businesses have addressed this challenge since that time by constructing or acquiring their own housing, the necessity of affordable housing remains the critical deterrent to attracting and retaining quality individuals and families. The lack of housing thwarts economic growth. The lack of affordable workforce housing prevents stable, community-oriented families and individuals from living in Stanley.

Mayor Botti has worked tirelessly for nearly ten years to gather, connect, identify and implement a truly workable plan. We are at a crossroads. If we do not act with vision and confidence now, we may lose this opportunity for the unforeseen future. Certainly, there are imperfections with the plan, pricing and placement, etc. of the proposed project. It would be irresponsible and short-sited, in my opinion, to allow minor flaws to stop this project. It will never be perfect and perfectionism is often the enemy to progress.

- The proposed rental rates seem very reasonable and in line with the current affordable housing market. The Redfish Lake entities would be willing to subsidize the payments in order to retain key employees year-round.
- The quality of the buildings/units appears to be excellent and would be attractive to year-round families and individual quality residents that will contribute to community.
- Not acting now would risk deterring any other future developer/investor from interest in the project.
- So much groundwork has been done. Opportunity doesn't always knock twice. We should be extremely confident all of these units can be filled.

At a recent Idaho Recreation and Tourism Conference the acronym "C.A.V.E. ers" was used. It stands for "Citizens Against Virtually Everything". There is no question every voice and opinion should be heard, but at some point, you just have to lead and trust all will work out. This is the right thing to do - if you build it, they will come.

Sincerely,

*Jeff Clegg*

Jeff Clegg

Redfish Lake Lodge, Redfish Riverside Inn, Stanley High Country Inn and Triangle C Cabins.

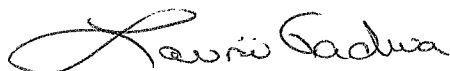
1/7/26

To the Stanely City Council

I wish I could be in attendance at this first City Council meeting of 2026 but unfortunately, I will be out of town. However, I have a few comments I would like to make to the council. It is extremely important Councilmembers listen to the Community and put aside any personal agendas. I have served on the Council with a wide variety of persons and have seen the disruption that can occur when Councilmembers are inflexible. Steve, as Mayor, has worked very hard to include the Community and keep them informed of all actions and decisions the City undertakes. I strongly encourage the current Council to continue to support this practice. Most importantly, Councilmembers should make it a point to attend all meetings when they are in town. Not attending shows a lack of responsibility and disrespect for proper functioning city government. Even when I was out of the area for the summer months I called in to every meeting. I am not saying Councilmembers need to always agree with all the actions and decisions being presented. That is why there are discussions and information sharing. I have personally voted against some projects or actions the City has proposed when all the other Councilmembers voted for them. But I have always been in attendance to voice my opinion and I have always supported the final decisions of the majority. That is how City government works effectively.

I strongly encourage the Council to be attentive to the true needs of the Community and to work diligently to make Stanley a strong, productive city. If I can help in anyway in the future, please let me know. I have 47 years of supporting this community and plan on many more.

Sincerely,

A handwritten signature in cursive script that reads "Laurii Gadwa".

Laurii Gadwa  
Former Councilmember  
2006 - 2025

January 7, 2026

To: City of Stanley elected officials

Re: Work force housing on the four-acre parcel recently annexed into the City of Stanley

I am not a resident of Stanley, but I live in full-time in Lower Stanley and work with two non-profits in the Valley. Your decision on this matter will affect me.

I would like you to consider the following as you make your decision:

I served on the committee of citizens that developed the Sawtooth Vision 20/20 document from its inception in 2006 until 2016. The issue that we identified, through many committee and public meetings and community surveys, that was the most important for sustaining our community was to find a way to provide **affordable work-force housing**, both seasonal and full-time.

From my perspective, that is still a critical need for our community. Many businesses since that time; I can think of Papa Brunees, Mountain Village Resort, and Sawtooth Luce's, have helped the situation significantly by adding quality employee housing, and the Sawtooth Interpretive & Historical Association is working on a plan for the old Sessions property in Obsidian. But, according to community surveys conducted in 2014, 16, and 24 there is still a need for more affordable housing. The 2024 survey identified a need for an additional 120 units of housing. I know several people personally who are struggling to stay here because of the lack of affordable housing. We need to be aggressive in providing more housing.

I would also like to remind you that the four acres the city owns that will be developed was conveyed to the city by the 2015 Sawtooth National Recreation Area and Jerry Peak Wilderness Act (Public Law 114-46) to provide up to 20 units of affordable housing for the Stanley area. I believe that there is a reversion clause if the parcel is used for any purpose other than affordable housing. This provision of the act was included by Congressman Simpson partly to recognize the findings of Sawtooth Vision 20/20. I suggest the Congressman's office be given the opportunity to comment on which of the alternatives the city is considering seems to be most within the spirit and purpose of the legislation.

I think we need to take advantage of the opportunity that Congressman Simpson gave us to improve the workforce housing situation in our community by adopting the alternative that makes the biggest dent in the problem. I encourage you to select an alternative that maximizes the units of housing on the building site.

Thank you for your consideration,

  
Terry Clark

Lower Stanley, Idaho

To: Stanley City Council

From: Jim and Michelle Wetzel

Re: Workforce Housing Project

First, we would like to acknowledge and express our appreciation for the City Council's work in addressing the housing challenges facing Stanley.

Despite the positive steps taken, and in reviewing the current plan on the City's website, with projected rental rates ranging from \$1350 to \$2400 we believe it is time to look in a different direction. In our view and experience, these rates are not feasible for Stanley's unique community, including the year-round professional essential workforce. Year-round workers also experience part time and seasonal work.

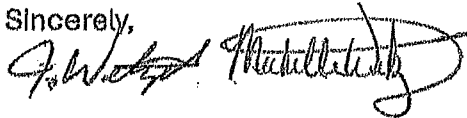
Unless this plan is to have no restriction on the number of occupants allowed per unit, such pricing remains unaffordable for the individuals and families for whom we believed the project was intended to help. A few units at this price point may be rented year-round but overall, simply unaffordable for the target audience.

Additionally, we believe the current plan does not address the summer only seasonal workers, who will likely continue to reside in campsites or vehicles because free or low-cost camping is a more practical option than renting units at the proposed rates, which they cannot mathematically afford, unless again, there is no occupancy limit per unit.

We respectfully urge the Council to reconsider the current proposal. Instead, we suggest reducing the number of permanent housing units and incorporating RV or mobile/tiny home connections for business and workforce use, making use of the existing \$4 million workforce grant only.

Finally, as City taxpayers we are concerned about the potential financial burdens/consequences placed on the City.

Sincerely,

Handwritten signatures of Jim and Michelle Wetzel in black ink. The signature for Jim is on the left and Michelle is on the right, both written in a cursive style.

Jim and Michelle Wetzel

Sent via email:

January 7, 2026

To the City of Stanley, Council Members, and Mayor,

I would like to add a few comments and concerns about the workforce housing.

\*What enforcement will be done to insure ONLY LOCAL WORKERS live there? If there are empty units, can the Developer rent to Boise/Ketchum people? How is that going to be enforced? And **will** it?

\*What if the local businesses that have already provided employee housing, rent some of these proposed units for their employees, only to turn around and convert the former employee housing into short term rentals? (lots more \$\$\$) That results in NO NET GAIN IN HOUSING, while also adding significant burdens on already stressed local services.

\*18 fancy units seem to me, quite overreaching. In addition, the 65 year lease seems incredibly unrealistic. The City is going to place this burden on residents for 2 generations??? seriously, I'm having trouble wrapping my head around that.

\*Maybe start smaller? RV sites? 5 Units?

I realize I have not been involved with the process, and could have before this, but as a City taxpayer, I'm very concerned that this is something that will come back on me, as a taxpayer, at a time when taxes are increasing exponentially anyway, what with all the second homes being built.

I know I'm barking after the door has almost closed, but here are my concerns anyway. Thank you for reading this.

Alison Beechert