

# MADISON COUNTY HOUSING BOARD

P.O. Box 278 • Virginia City, Montana 59755

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May 9, 2018

Place: Madison County Commissioners Office

Time: 12:00 noon

**Members Present:** Mary Oliver, Ray Shaw, Charity Fechter, Cindy Gockel, Matthew Oehler, Ron Pack, Kristen Lueck

**Staff:** Rob Gilmore

**Guests:** Mindy Cummings, David Magistrelli

1. The meeting was convened at t 12:00 noon by Board Chair Charity Fechter
2. Introductions; Chair Charity introduced Mindy Cummings as a Planning Intern who has been assigned to support the Board
3. It was moved by Gockel and seconded to approve the minutes of April 24, 2018, Chair Fechter noted that the formal name of the board is the Madison County Housing Advisory Board
4. Vision / Purpose Statement. It was agreed the members would review and edit the Authorization and Purpose statement put forward in the enabling resolution. The statement reads as follows:

*The Housing Board is authorized by the Madison County Board of Commissioners for the purpose of identifying the housing needs in Madison County and to help set priorities for public funded housing developments in Madison County. The Housing Board will develop relationships with successful high performance housing programs, including workforce housing programs, and housing programs for low and moderate income households enabling it to represent citizens and take action on increasing the housing quality and quantity in Madison County.*

Suggested edits included provisions for elderly housing, accessible housing, affordable housing, transportation related to housing issues and access to services.

5. Operating Budget. Gilmore was directed to work with Chair Fechter to help develop a budget that included provisions for travel, dues (including Trust Montana) and clerical support needed to take Board minutes. It is estimated the total annual budget will be at or less than \$2000. Efforts will be made to coordinate future meetings with the availability of County staff who can take minutes. Gilmore said he would take minutes in the interim.
6. Gilmore was directed to provide members with copies of the Board's enabling Resolution and Bylaws.
7. Mindy Cummings outlined her experience including work in Big Sky and current work that considers establishing new authorities (similar to TEDDs and TIFS), zoning laws and overall more friendly housing regulations.
8. Chair Fechter discussed the 2006 Madison Co Housing Plan and the need to update it. She said the County is working with HRDC to provide the updating service.

9. Shaw shared that he has recently been working with housing issues as part of his role in Leadership Montana. He provided materials from the recent housing conference in Butte and promised to continue bringing the Board additional housing-related materials as appropriate. He said there are many housing related bills being drafted for the Montana State legislature but the work at hand is to try and to consolidate them into as few bills as possible.
10. David Magistrelli, Habitat for Humanity, briefed the Board on the Ennis 10-unit project and presented a letter (attached) requesting that the Board forward a recommendation to the County Commissioners that Habitat be granted a \$60,000 loan to support 10 housing units (with the loan terms and security to be determined). He said there is also consideration of an option to build dorm style housing that would mix with single family homes. The recommendation was conditioned on Habitat showing evidence it has secured the balance of funding to complete the project and that the loan would be repaid approximately in the amount of \$6,000 with each house sale. Pack moved that the Board recommend to the County that it support the Habitat for Humanity project with a \$60,000 loan. The motion was seconded and past by a vote of 4 to 1. Voting for the motion was Oliver, Shaw, Gockel, and Pack. Oehler voted against the motion. Chair Fechter abstained.
11. It was agreed the Board would attempt to meet monthly, on Wednesdays and in the middle of the day. It was further agreed that some evening work sessions may be required. The next meeting was scheduled for June 6, 2018.
12. Chair Fechter assigned members to review the Big Sky housing materials that had previously been distributed via DropBox.
13. Gilmore was tasked to assist Chair Fechter build a work plan for discussion at the next meeting.
14. The meeting was adjourned at 1:45pm.

Notes provided by Rob Gilmore, Exec Dir MCEDC