

Madison County Housing Advisory Board

Meeting Minutes

Friday, June 2, 2023, 9 a.m.

Thompson-Hickman Madison County Library Meeting Room

Virginia City, Montana

Attendees: Dawn Conklin, Jaime Edmundson, Martha Klaumann, David O'Connor, Ray Shaw, Mary Beth Walsh and Jackie Haines (Northern Rocky Mountain Development)

Absent: Mary Oliver

Guest: Michael Romney (Big Sky Intern), Mark Jacobs

Meeting was called to order by Chair Mary Beth Walsh and recorded by IT Department. A quorum was established.

Minutes: David moved to approve the March minutes. Ray seconded and motion carried.

Bills: None

Old Business

Madison County Housing Advisory board flyer: Dawn, currently on vacation, did not have a copy of the flyer to share. She did share it with folks at the conference she recently attended.

Montana Housing Partnership Conference: Dawn attended this conference in Helena, the first conference of this group since Covid happened. Lots of energy and synergy was created while folks reconnected. Valuable information as presented related to topics such as success stories, economic development, training board members, and 3D printing of homes.

Madison County Housing/Economic and Community Development Position Proposal: Mary Beth and Jackie presented information regarding a potential Housing Advocate for the county to the County Commissioners. NRMED could fund 50% of the FTE position with a three-year non-competitive grant. Person would work from home and need to be a self-starter. Retirement and other benefits would have to be provided by the county. The Housing Board would establish goals and qualifications for this position along with the deliverables for the first year of employment. (Proposal attached to Agenda.) Housing Board will continue the discussion with the Commissioners in August after the taxable values are in.

Twin Bridges City Council Affordable Housing Project: No Progress due to time limitations of City Council. This is justification for the above proposed job position.

New Business

Shadow Ridge Development near Ennis: Martha and Dawn met with Kristie Vessey to learn more about the Shadow Ridge development west of Ennis as you start up the Virginia City Hill. The 165 acres will be divided into 55 lots, 1-2 acres in size. Half of the acreage includes roads and open space. The county requested that the roads be paved and there will be a school bus turn around, which add to the cost of the lots. They plan to start selling lots by the end of June. Dawn shared information about Montana Land Trust if they are interested in reserving some lots for workforce housing.

Outlaw Overlook: This proposed development is north of Shadow Ridge. Cindy had been to a meeting regarding it. They are checking to see if there is adequate water before they proceed.

State land between Sheridan and Twin Bridges: Ray talked to DNRC real estate manager, Ray Rufner. There is currently an ag lease on this land so unsure of the feasibility of utilizing it for housing. There will be a meeting in Twin Bridges in the near future to discuss this parcel of land.

HB 819: This bill would create Montana community reinvestment act to fund workforce housing. It has not yet been signed by the governor.

Madison County Housing Action Plan: David will reach out to other communities for process and cost estimates.

Vacant Board Positions: These have not been advertised correctly in the past. They will be put on the county website.

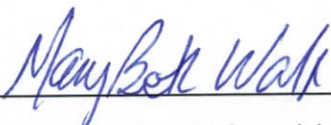
New development in Harrison Area: Jaime reported that a new development in the Harrison area on the Pony Road includes 5 lots, approximately 2 acres each.

Opportunity for Public Comment: Mark Jacobs, part time resident of Virginia City, introduced himself. He would like to develop housing in the Virginia City Schoolhouse. It would include 8 units and a meeting room with an estimated cost of \$2 million. The biggest challenge for him is that the potential of the building is not compatible with the cost. He is looking for possible resources for funding. Mary Beth emailed some possibilities to him after the meeting.

Meeting adjourned at 10:18 am.

Respectfully submitted,

Martha Klaumann, Secretary



Approved by Mary Beth Walsh, Chair