

Madison County Housing Advisory Board

Meeting Minutes

Friday, Sep 23, 2022, 9 a.m.
Courtroom, 2nd Floor, County Administrative Building
Virginia City, Montana

Board Attendees: Jaime Edmundson, Martha Klaumann, Dave O'Connor, Mary Beth Walsh

Absent: Les Gilman, Cindy Gockel, Mary Oliver, Ray Shaw

Others in Attendance: Jackie Haines (Northern Rocky Mountain Economic Development District), Commissioner John Heckler, Kevin Germain (Lone Mountain Land Co), Kelly Sullivan and Cortney Loeffler (Headwaters RC&D), Scott Hazelton and Cody Kerkart (Hyalite Engineers), Kristy Harper and Michelle Schriocka (Madison County Planning Department) Commissioner Candidate District 3 Bill Todd, and Marilyn Ross.

Meeting was **called to order** by Chair Mary Beth Walsh and was recorded by IT Department.

Minutes: Jaime moved, Martha seconded and motion carried to approve the July minutes.

Introduction of New Board Member: David O'Connor, Executive Director Big Sky Community Housing Trust.

Guests: Guests introduced themselves.

Bills: None

Old Business

Budget: The FY 22-23 budget was approved by the Commissioners and was attached to the Agenda.

New Business

Lone Mountain Land Co TEDD: Kevin Germain gave a PowerPoint presentation explaining and giving justification for the proposed Moonlight TEDD (Targeted Economic Development District). 80% of Big Sky workers commute from Bozeman or Ennis. 80% of the Madison County tax base is from Big Sky. 87% of the Ennis school funds are from Big Sky. The TEDD includes Moonlight Basin only. The TEDD must be approved by the County Commissioners. If it is approved, Commissioners decide how the money is spent. Kevin is asking the Housing Advisory Board for their support. Kelly Sullivan Headwaters RC&D stated that they have given their support for the Moonlight TEDD.

Madison County Housing & Transportation Needs Assessment: Scott Hazelton from Hyalite Engineers explained the process to complete a housing and transportation needs assessment for Madison County. Cody Kerkart talked about the transportation portion of the study and the link between housing and transportation. The estimated cost is \$52,000. The estimated time of completion is 8-12

months, with a preliminary review after 4 months. Possible grant funding sources were proposed: Planning grant from Department of Commerce Big Sky Trust Fund for \$25,000 which requires a one-to-one match (Kelly Sullivan Headwaters RC&D), CDBG grants (Mary Beth), ARPA funds, EDA Tech Assistance Fund (Jackie Haines NRMEDD), Rural Business Development (USDA) grant through Headwaters RC&D with a Spring deadline. David explained that Big Sky has very useful results from a their housing study that was recently completed and would not need to be a part of this study. Hyalite will adjust the cost accordingly.

Mary Beth and Commissioner Heckler will get the amended Housing and Transportation Needs Assessment Study put on the Commissioners' agenda for the near future. Respective people will send Mary Beth information they have regarding the mentioned grants.

Madison/Jefferson Joint Meeting of Commissioners: Dan Allhands attended the Joint Meeting but was unable to attend our meeting today. Mary Beth did report that there are options of working with Jefferson County and the Jefferson Local Development Corp. We will ask Dan to report at our next meeting.

Affordable Housing How To Guide: Attached to Agenda and can be discussed at next meeting.

Rural Housing Zoom Training: Attached to Agenda and because of time constraints will be discussed at our next meeting.

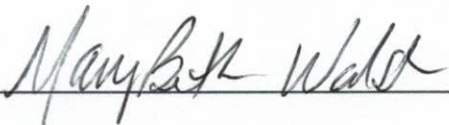
Opportunity for Public Comment for items not on the agenda: None

Having no further business, the meeting was **adjourned** at 11:00 am.

Next meeting: Friday, October 28, 2022 at 9 am at the 2nd Floor Courtroom, County Administrative Building, Virginia City with Vice-Chair Les Gilman presiding.

Respectfully submitted,

Martha Klaumann, Secretary



Approved by Chair Mary Beth Walsh

Information attached to the Agenda:

- Minutes 07.22.2022
- Meeting Agenda
- Final FY 22-23 Budget

- 2022 Housing Movement (Rewriting the Rural Narrative)
- Madison County Housing Profile, Rural Housing Zoom Meeting recording, and meeting slide deck
- Lone Mountain Land Co TEDD PowerPoint
- Housing & Transportation Needs Assessment proposal from Hyalite Engineers
- Affordable Housing How To Guide
- Madison County City Building Codes