

**Madison County Housing Advisory Board
Meeting Minutes**

Friday, September 24, 2021, 9 a.m.

Courtroom, 2nd Floor, County Administrative Building
Virginia City, Montana

Attendees: Les Gilman, Cindy Gockel, Martha Klaumann, Mary Beth Walsh

Absent: Mary Oliver, Ray Shaw, Cody Sims

Public Attendees: Alex Hogle, County Planner and Rick Remitz, Three Rivers Development Corp General Manager.

Supporters: Joe Willauer, Conor Gagnon, Bob Stump, Brad Schwend

Rick Remitz, from Bozeman and has acreage in silver Star area, introduced himself and explained his plans to develop 17 acres near the park/ballfields in Sheridan (Schwend property). He explained his difficulty in working with city councils in other places and hoped he would be able to work with the Sheridan Town Council to alleviate some of the housing shortage. He indicated an interest in working together so it becomes 'our' plan, not his. He is willing to realize less profit to make the project doable. He also has an option to buy 62 more acres near Sheridan but needs to check the water reliability. He pointed out that our county is a unique development area as folks with money have driven the land prices up and there are people wanting to live here, which increases the need for housing. Rick would like to receive notice of our meetings.

Alex Hogle, County Planner, explained that the county has interlocal agreements with all the municipalities in the county so county planning regs also apply in the municipalities. Alex also mentioned the option of using community land trusts in part of a development to keep the cost of housing down. He would like to receive notice of our meetings.

Next step for Rick is to talk to Alex about community land trusts. He would like us to get numbers indicating the rental need. Mary Beth will talk to Joe Willauer regarding the rural housing inventory being done by Headwater RC&D to see if it includes Madison County. Les will talk to Mayor Stump about contacting DNRC regarding future water availability for Sheridan and prospective development.

Chair Mary Beth Walsh called meeting to order.

Minutes of the August meeting were approved.

Old Business

Schwend Subdivision: The discussion during public comment clarified the state of the Schwend Development.

Website: Cindy has proposed information prepared for the website. Mary Beth will review. Then Cindy will send it on to IT to post to county website.

ARPA funds: Mary Beth reported that there is still no housing money available. Scott Mendenhall will be the new Director of ARPA for Montana as of October 1st.

Mary Beth will also check with North_____ regarding availability of money for affordable workforce housing.

Envision Ennis: Martha and Cindy had a good discussion with Nora Bland, consultant from Cushing Terrell, who deals with housing portion of Envision Ennis. Highlights include:

1. Nora encouraged county Housing Board to check into getting a housing inventory completed. It would be helpful in applying for grant money.
2. Encourages city and county to partner to move forward.
3. City has no money and no manpower to implement plans so she will encourage hiring a part time city manager.
4. Nora will encourage Town Council to propose a resort tax to the city council knowing that it will take lots of education and good marketing.
5. Next meeting for public comment will be October 13th with hopes to have the plan approved by December.

Additional Board Members: Mary Beth reported that Resolution 14-2018 of the bylaws states that our Housing Advisory Board membership maximum is seven, which would put the board at capacity membership. Cindy thinks that is an old resolution and the maximum is nine. Mary Beth will follow up on that.

There was no additional public comment.

Having no further business, the meeting was adjourned.

The next two consecutive meetings will be Friday, November 5th and Friday, December 10th. Both will be at 9 am at the 2nd Floor Courtroom, County Administrative Building, Virginia City.

Respectfully submitted,
Martha Klaumann, Secretary

Approved by Chair Mary Beth Walsh