



BSCHT Board Minutes May 11, 2022

Attendees: Rick Simkins, Dave Brown, Lindsay Colbert, Kevin Hinkle, Erin Cluff, Elise Clark, Jen Boutsianis, Mark Dean, Kenny Holtz, Becky Brockie, Laura Seyfang, David O'Connor, and Kevin Germain

Meeting was called to order at 2:00 pm

Approval of April 2022 Board Minutes: The board unanimously approved April's minutes, motioned by Erin Cluff and seconded by Elise Clark.

Conflict Declarations: Kevin Hinkle identified his ongoing role with LMLC and the RiverView Project. Kenny Holtz reminded the board of his ongoing conflict as a developer on the Yellowtail project. Kenny Holtz also disclosed his service on the BSOA board.

Financial Report:

David and Kevin reviewed current activities and discussed ways to improve reporting.

Additionally, BSCHT received a confirmation of receipt from the IRS regarding BSCHT's request to have the \$4,386 fee for filing 2020 taxes late waived. The IRS's decision is still pending.

OLD BUSINESS

Powderlight Update

Powderlight report was made as per agenda.

Lindsay Colbert, Dave Brown, Kenny Holtz, and David O'Connor will meet in June to discuss BSCHT's role in managing the properties under its control.

RiverView Update

Riverview report was made as per agenda.

Closing is planned prior to June 30, pending a final Phase I Environmental Report.

GOOD DEEDS Update

Good Deeds report was given as per agenda

The first awarded applicant's choice to withdraw centered around her concern that the deed restriction would make the property impossible to sell if the housing market continues to inflate. The board discussed multiple ways it could pivot to address this concern: shifting the focus from buyers to current owners; raising the sale price threshold for buyers to over \$1,000,000; or focusing on deed restrictions for current owners rather than new buyers.

For now, decisions regarding GOOD DEEDS remain on hold until BSCHT knows more about its funding applications, which will also allow for time to observe the real estate market. Once funding is established, BSCHT should also develop a more robust marketing campaign for the program.

RENT LOCAL Update

RentLocal report was made as per agenda

Presently, RENT LOCAL is BSCHT's most active program in terms of communication with the community and its design to create immediate inventory. Since August 1, 2021, RENT LOCAL has committed \$556,078 to owners renting to local workers, paid out over one or two years, depending on lease length. The community foundations continue to support the program, and BSCHT is hopeful for additional funding from Resort Tax. Staff needs to continue to project funding needs for the program.

The board discussed at length the need for more HOME SHARE units as the three currently on loan from LMLC have little vacancy remaining. Spanish Peaks did a soft outreach to SPCF's membership base, but it needs marketing materials to further explain the program.

Staff needs to flesh out an in-depth marketing approach to find more HOME SHARE units. Board suggestions included:

- Target units outside of Spanish Peaks, including Moonlight and the Meadow.
- Tax incentives are impossible. Should BSCHT consider incentives for HOME SHARE donors?
- Prepare marketing materials for SPCF, MCF, and Matt Kidd.
- Target property owners with guest homes, vacant units, and/or units already used as vacation rentals.
- Promote at Music in the Mountains.
- Work with high-end property managers to find additional inventory.

Executive Director Transition

David and Laura have met with several partners and stakeholders in the past month, as well as much time spent reviewing all aspects of BSCHT operations. Laura's, final day is May 15, and the Executive Director transition will be complete as of that date.

Employer/Employee Survey

Report on the survey was made as per agenda.

To better understand current housing demands, shortages, and existing employee housing inventory, Laura drafted surveys for Big Sky employers and employees. She began circulating them for feedback with staff, and she will also forward them to the board for review.

The Board anecdotally shared employee struggles in their businesses; the cycle is getting worse. The pool of employees is finite in Big Sky, forcing recruitment. Employers offer housing stipends to new hires, but there is no inventory. It's no longer just a low-income problem: senior leadership struggles too when 45% of income is spent on housing.

Spring Fundraiser Campaign

GiveBig update was given as per agenda

Resort Tax

Resort Tax report was given as per agenda

NEW BUSINESS

Temporary Office Space

The Chamber of Commerce sublet an office above Visit Big Sky to BSCHT for \$400 per month. Staff have used the space since May 1 for meetings and office work. BSCHT is interested in the coworking space being developed at the Riverview project site and plans to utilize that space when ready.

Expansion of Compliance Manger Position to Full-Time

ACTION

David proposed converting the current Compliance Manager position to full-time. He and the accountant estimated that the additional cost, including taxes and benefits, is around \$25,000. Primary motivations for the transition included an increased workload that new projects and programs present and an increased risk profile as BSCHT deed restricts more properties.

The board asked for clarification regarding this position's role in monitoring RiverView and PowderLight. Blue Line Development will manage RiverView and is liable if there is a lack of compliance. However, BSCHT will monitor 20% of LMLC's portion of RiverView. Kenny Holtz, Lindsay Colbert, Dave Brown, and David O'Connor will meet to further discuss management options for Powderlight.

MOTION: Lindsay Colbert moved to hire Caroline Rothkopf full-time. Jen Boutsianis seconded the motion. The motion passed unanimously.

MeadowView Property Management

ACTION

BSCHT currently serves as the property manager for MeadowView. The contract is for \$6,000, expiring June 30, 2022, at the end of MeadowView HOA's fiscal year. Laura has performed all management activities since inception and offered to continue to do so for one year. David favored this plan for reasons of continuity, cost effectiveness, and resource management.

The board discussed that it is ultimately MeadowView HOA's decision if it wants to award the contract to Laura on July 1, 2022. By letting Laura bid the contract, BSCHT buys itself a year to determine how to support affordability in HOA fees, which it has a responsibility to do because of its mission as well as its position as CLT manager.

MOTION: Mark Dean made a motion that BSCHT should not put in a bid for the Meadowview HOA contract for the new fiscal year. Rick Simkins seconded the motion. The motion passed unanimously.

Upcoming Events

Montana Housing Conference (virtual) June 14 and 15

Chamber of Commerce Black Diamond Awards Dinner, Tuesday, June 21

Kevin Germain Moonlight Targeted Economic Development District (TEDD)

ACTION

Kevin Germain, Vice President of Moonlight Basin, presented an overview of his proposal for a Targeted Economic Development District (TEDD) in Moonlight Basin and requested a letter of support he can use for his proposal with Madison County. Kevin estimates that Moonlight has ground for 350 workforce housing beds.

Big Sky attempted to create a TEDD in both counties in 2014 but shelved the plans in 2017 due to statutory challenges. In 2021, legislation changed and now allows for tourism, recreation, and workforce housing as qualifying TEDD projects. TEDDs are also a tool outlined in the 2018 Action Plan.

MOTION: Rick Simkins made a motion to provide a letter of support for Moonlight's TEDD endeavors. Elise Clark seconded the motion. The motion passed unanimously.

Meeting adjourned at 4:25. Motioned by Kevin Hinkle.