



## **BSCHT Board Minutes**

**January 11, 2023**

**Present:** Dave Brown, Elise Clark, Shannon Sears, Mia Lennon, Michelle Frederick, Mark Dean, Rick Simkins, Jennifer Boutsianis, Kenny Holtz, Steve Brown, Kevin Hinkle and Staff Members: David O'Connor, Becky Brockie, and Caroline Rothkopf. Seana Doherty attended as a Board Guest.

**Absent:** Cleve Johnson.

Meeting was called to order at 2:06 pm.

**Approval of December 2022 Board Minutes:** Shannon Sears motioned to approve December minutes. Jennifer Boutsianis seconded, unanimously agreed by the Board.

### **Conflict Declarations:**

Kevin Hinkle has a standing declared COI due to his employment with Lone Mountain Land Co., a BSCHT partner-developer on Riverview Apts, Powderlight and potential other projects.

Kenny Holtz has a standing declared COI due to his involvement with Fire Lookout Capital, the developer of Yellowtail Condos, a BSCHT partner project.

Shannon Sears has a standing declared COI due to her employment with MT Title & Escrow, a BSCHT vendor-partner in its real estate transactions.

### **Financial Report**

Financial Report was made as per agenda.

BSCHT officially owns Riverview. The flow of funds came from Resort Tax to BSCHT's LLC, and from BSCHT to the title company, and to close.

BSCHT's lawyer recommended that the Trust create a new LLC and bank account to function as the CLT for Riverview and for each new land purchase.

The new accounting firm is tasked with putting the MeadowView land purchase on the balance sheet. This purchase was made prior to the accounting books for BSCHT and there is already a LLC acting as the CLT for MeadowView.

## **OLD BUSINESS**

### **Welcome New Board Members**

Introductions commenced.

### **ACTION**

## **Board Planning**

## **ACTION**

The Board Planning small group consisting of Mark Dean, Rick Simkins, Dave Brown and BSCHT staff met with Seana on Monday.

Seana presented on her intended framework for BSCHT's Strategic Plan. For specifics, see Seana's presentation, included as additional materials to the January Meeting Minutes.

Summated by the Board, the ultimate goal for the Strategic Plan is to establish methods and perspective for the next five years, further providing credibility to BSCHT with funding and development prospects in mind.

The report will be published in May or June and made available to the public.

## **ELEVATE Big Sky Funding**

## **ACTION**

BSCHT Staff's Letter of Intent for Elevate funding asked for \$3 million towards the Good Deeds program and \$2 million for a rolling line of credit for a potential Buy-Down program.

BSCHT is partnering with Mama Uncut and LMLC as their 501(c)(3) representative for their applications.

Mama Uncut's Letter of Intent outlined a business plan to purchase a commercial building in Town Center and build apartments above the existing business. Their ask is for a subsidy of approximately \$400-500k per unit to bring it down to affordability.

LMLC received an extension on their Letter of Intent and plans to send in an application in early 2023 to deed restrict and buy-down units in their possession. These units are occupied and managed by Go Big Rentals. LMLC staff are crunching numbers to see what subsidy they would need to make these units affordable to rent or sell with the deed restriction.

In addition, BSCO is building apartments with money from Resort Tax and applying for Elevate funding to cover extra building costs. As a 501(c)(3), they're not required to apply with BSCHT, but the agreement with Resort Tax stipulates that the deed restriction for these units are created and granted by the Housing Trust.

## **PROJECT UPDATES**

### **Powder Light**

### **ACTION**

Powder Light Report was made as per Agenda.

The move-in date for Powderlight is staying consistent for mid-February. The employer count is changing week-to-week and BSCHT staff is preparing to rent more units to larger businesses in Big Sky.

The initial goal for Powderlight was to serve as many employers as possible, prioritizing small businesses that cannot build or buy this housing mix.

The lease structure moving forward will be termed leases that renew in October or April.

BSCHT staff is reviewing the Compliance Role for Powderlight units in conjunction with the management team at LMLC.

### **RiverView**

### **ACTION**

RiverView has been purchased!

The land is owned with BSCHT's subsidiary LLC and the purchase is recorded on the balance sheet. The construction model changed from modular to panelized to become more cost-effective and the blueprint is open to comment from the Board.

Riverview's next goal is to close the partnership between BSCHT, Blueline and the financial partner. Construction is on schedule to break ground in March/April and occupancy could be as soon as December 2023, a year ahead of the 2024 deadline set by LIHTEC funding requirements.

Lizzie with Big Sky SNOW is applying to Resort Tax for a grant to put solar panels on RiverView. To maximize solar energy feedback, there was a board suggestion to individually meter per unit.

### **Rent Local**

### **ACTION**

Rent Local Report was made as per Agenda.

BSCHT staff will conduct the Q1 Lottery for Renewing Applicants on February 1, 2023. There are 25 applicants and staff expect to fund between five and seven rental units.

Becky received a new inquiry to adopt another home into the HomeShare program, but the sustainability of HomeShare continues to be evaluated.

## **NEW BUSINESS**

### **2022 Board Evaluations**

### **ACTION**

The Board Evaluations will be on the Board Agenda for February. A quick stat rated the overall Board performance at 86% and the individual board member scores at 82%.

### **Big Sky Winter Ball**

### **ACTION**

BSCHT staff spoke with Jason, BSCHT's lawyer, to determine the Trust's liability exposure for an open bar event.

Although liability for this event is low, BSCHT does not have a comprehensive policy. DOC reached out to his insurance company to review policies that would cover BSCHT. The Board recommended that BSCHT undergo an annual insurance review for a comprehensive insurance picture moving forward.

The Board encouraged staff to seek alternative arrangements for BSCHT's participation as a partner for the Big Sky Winter Ball because of the liability.

In 2022, BSCHT recorded \$8,000 in profits from the Big Sky Winter Ball. \$3k was from ticket sales and \$5k came from private donations.

### **Potential Opportunities for Modular Tiny Homes**

### **ACTION**

The Board opted to defer this conversation until the Board Strategic Planning Meeting in the Spring.

Meeting adjourned at 4:02 pm, motioned and approved by Dave Brown.