



## **BSCHT Board Minutes**

**February 8, 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.

**Absent:** Cleve Johnson.

Meeting was called to order at 3:08 pm.

**Approval of January 2023 Board Minutes:** Kevin Hinkle motioned to approve January minutes. Kenny Holtz 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.

### **OLD BUSINESS**

#### **Board Planning**

#### **ACTION**

Seana Doherty sent invites to Board Members to schedule Board and Staff interviews for the Board Planning & Retreat on April 6<sup>th</sup> and 7<sup>th</sup>.

#### **ELEVATE Big Sky Funding**

#### **ACTION**

The ELEVATE committee is synthesizing their criteria for future housing projects. As field professionals, Michael Brown and DOC are collaborating with Ruthie Solari to create a draft as a suggestive framework for affordable housing projects.

To inform future housing in Big Sky, BSCHT identified the need for a scientific study on wage levels, intent to buy versus rent, and the needs per AMI bracket in order to determine how much product we need at each target population.

BSCHT's goal in continuing to inform and participate in ELEVATE meetings is to streamline funding to the Good Deeds Program. The next ELEVATE meeting is February 21<sup>st</sup>.

**Winter Ball**

**ACTION**

The Winter Ball is on Friday, February 24th at the Independent at 8 pm. BCSHT and the Board acknowledges the planning efforts of the Potts and Zaremba Group to host the fundraising event.

Sponsorships have come in at over \$10k, which already exceeds profits from 2022.

**PROJECT UPDATES**

**Powder Light**

**ACTION**

Powder Light Report was made as per Agenda.

BSCHT Staff have concluded that there is not infinite demand for this product mix, despite having double the amount of interest to start with BSCHT's bedroom allocation in Powder Light.

With Ben and their bank's approval, there will be vacancy in 125 Powder Light at move-in on February 16<sup>th</sup> and 17<sup>th</sup>. This is preferable, because employer needs are changing week-to-week.

LMLC may pursue leases with the Clubs to fill the empty units and BSCHT maintains the right to clawback those units at the lease expiration.

The Board discussed the potential to master lease all units at Powder Light in order to ensure possession of these units regardless of the right of first refusal, which has been set as the standard for lease renewal at Powder Light.

There's board conversation to apply for backstop funding for vacancy for Powderlight units, which would cause a penalty in this year's Resort Tax application. The master lease of all Powder Light units by BSCHT is countered with the concept of the 'next available unit'. In vacancy situations, best practice might be to fill open units with overqualified candidates and the next available unit goes to a qualified employer.

**RiverView**

**ACTION**

RiverView Report was made as per Agenda.

**Rent Local**

**ACTION**

Rent Local Report was made as per Agenda.

The West Yellowstone Housing Coalition is seeking BSCHT advice to create their own Rent Local Program. HRDC in Bozeman has been advising them, previously.

**Good Deeds**

**ACTION**

Good Deeds Report was made as per Agenda.

BSCHT staff are reviewing the clause in the Good Deeds Restriction stating that the Qualified Resident must earn at least 75% of their income from a qualifying business in Big Sky.

In accordance with the clause, BSCHT staff will require a tax return from the renter or owner acting as the Qualified Resident. Staff are concerned that this clause has been included to protect affordability

and further qualify applicants, but the Good Deeds Program does not have traditional CLT income and asset restrictions, nor have the homes been subsidized down to affordability.

The Board's opinion is that the 75% clause can be omitted for future restrictions. If this clause is removed for future participants, it should also be removed for current owners. The motion is withheld until the next meeting.

## **NEW BUSINESS**

### **Legislative Update**

### **ACTION**

Jane Gillette's Rent Local Bill is being pitched as BSCHT's program. The fiscal note is in process and this bill would allocate a quarter-percent of bed tax from short-term rentals to housing organizations in Montana communities. The program is optional and the money goes towards a property tax incentive to participating Rent Local Program homeowners.

Meeting adjourned at 4:53 pm, motioned and approved by Dave Brown.