



BSCHT Board Minutes March 14, 2024

Present: David Brown, Shannon Sears, Rick Simkins, Michelle Frederick, Steve Brown, Lindsey Putnam, Cryder Bancroft, Brad Niva, Kenny Holtz, Mia Lennon, and Staff Members:
David O'Connor, Becky Brockie

Absent: Mark Dean

Meeting was called to order at 2:01pm.

Conflict Declarations:

- *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 First Security Bank. FSB holds the bank accounts for BSCHT and is a potential lender for future projects or BSCHT clients.*
- *Cryder Bancroft has a standing declared COI due to his employment with Lone Mountain Land Co., an operating partner on Powder Light and Riverview, and a potential development partner on future projects.*
- *Lindsey Putnam has a standing COI due to her involvement with funding and grants through the Yellowstone Club Community Foundation. This COI will be noted on meeting agendas where it applies.*
- *Michelle Frederick has a standing COI if BSCHT participates in purchasing Hill Condo lot 5A.*

Consent Agenda made per agenda

Program Reports made per agenda with the following additions:

- **Good Deeds:**
 - **62 Candlelight Dr:** Kenny moved to approve the purchase of this deed restriction for 20%. Steve Brown seconded the motion. The motion passed unanimously.
 - **155 Aurora Lights B14:** Kenny moved to approve the purchase of this deed restriction in exchange for 15% of the appraised value, not to exceed \$120,000. Cryder seconded the motion. The motion passed unanimously.
 - The Board discussed making future offers for owners in place with a cap to guard against inaccurate appraisals.
 - The Board also requested a specific closing date for purchase sales agreements involving nonpurchase transactions.

OLD BUSINESS

Riverview Construction Update made per agenda with the following additions:

- Blueline will apply for a certificate of occupancy by early May and anticipate its approval at the end of May. Occupation will begin immediately following its receipt.
- Blueline opened the application process for an on-site manager.
- BSCHT has received $\frac{2}{3}$ of the developer fee to date.
- David toured RiverView with Monica Tranel, an MT US House District 1 candidate.
- Staff started sorting the Riverview waitlist. The Board acknowledged that the community needs a deeper understanding of its demographic before building additional development.

Update of Potential Land Opportunities made per agenda with the following additions:

- Hill 5A:
 - o Two paths emerging;
 - BSCHT purchases the lot and develops
 - Big Sky Resort purchases the lot. BSR owns an adjacent property. BSR would strip the SFES off Hill 5A and sell it and the adjoining lot back to BSCHT. BSCHT would use its SFEs to build.
 - o The Board empowered the Executive Director to make a first right of refusal to purchase Hill 5A.

NEW BUSINESS

MeadowView Policy Clarification:

- Owners of 204A Arapaho Trail could not go under contract for a purchase in Belgrade.
- Discussion on cancellation fee:
 - HRDC does not charge a cancellation fee in practice. They also assumed it was a seller fee.
 - The Board decided the cancellation fee would remain unless they waived it.
- Discussion of BSCHT purchasing Meadowviews:
 - Generally, the Board does not prefer to purchase MeadowView condos at resale as it puts BSCHT in the title chain.
- Discussion of DPA limits:
 - The Board discussed that DPA needs some flexibility due to the asset and income limits.
 - The funding returned from current MeadowView owners will return to the DPA fund, rather than following a property. David will request that the original funders of MeadowView DPA use it as general DPA funding.
 - The Board approved keeping MeadowView at lower DPA awards from phase two, which capped at \$20,000.

Cold Smoke Draft LOI

- LMLC needs to annex the developable land into the Big Sky Water and Sewer district before any construction plans can progress.
- The purpose of the LOI is to require LMLC to build affordable homes.
- LMLC acquired the Cold Smoke land in seven separate land purchases starting in 2021. Initially, LMLC intended to use private capital to build affordable homes. However, the subsidy needed for affordable homes means LMLC needs more than private capital.

- The project is 100% employer-agnostic and open to the entire community.
 - Cold Smoke presents an opportunity for 400 units.
 - Worst-case scenario: If BSCHT cannot obtain enough public subsidy, LMLC will have to find renters.
 - Best case scenario: BSCHT obtains enough subsidy to purchase the 90 acres and target an AMI of its choosing.
 - Not to exceed limits:
 - o rental product: no more than 150% AMI;
 - o no restriction for ownership is set in the LOI;
 - o BSCHT would operate as the leasing and selling agent.
- The annexation will take three readings from the Big Sky Water and Sewer District.
- The Cold Smoke development will drain the current SFEs allocated to community housing. However, BSCHT will have the opportunity to obtain additional SFEs when the new plant comes online.

MOTION: Kenny moved to authorize David to sign the LOI pending its final review by legal counsel. Shannon seconded the motion. The motion unanimously passed.

FY2025 Resort Tax Application

- David will obtain the total funds available for housing from Resort Tax before applying. He will email the Board with updated housing funding availability prior to applying.

Meeting adjourned at 4:15 pm by unanimous consent.