

Madison County Housing Advisory Board

Meeting Minutes CORRECTED

Friday, January 23, 2026, 1 p.m.

In Person and Online

Madison County Administrative Building, Virginia City

Public Meeting Room

Attendees: Dawn Conklin, Stephanie Cselle, Amy Grice, Martha Klaumann, David O'Connor, Michelle Schriock, Mary Beth Walsh.

Jim Jarvis (Madison County Housing Coordinator)

Absent: Jaime Edmundson, Brad Schwend.

Guests: Sheriff Duncan Hedges, Paul McMullin, Commissioner Duke Gilman, John Dunlop (Homefront), Senator Tony Tezak, Representative Ken Walsh, Trevor Walter.

Chair Dawn Conklin called the meeting to order, and it was recorded by IT. Roll call was taken and a quorum established. Chair Dawn reminded everyone that we ask any guests who speak to introduce themselves. All guests introduced themselves.

Presentation by John Dunlop, CRO (Community Reinvestment Organization), Billings: The Housing Authority Billings (HAB), also referred to as Homefront, manages the funds allocated by HB 819 for Madison County. The \$539,000 allocated for Madison County must be matched and HAB has raised these funds. There is a lack of qualified housing inventory. Mortgage payments for qualifying applicants cannot exceed 30% of their income.

Resources from several entities can be combined. These entities recoup their funds when the home is sold. Each project is assigned an engineer. For each project, land parcels need to be identified, then a plan for development can be created An estimated 13 units

Ideally all the units would be in one development for efficiency in construction. Local builders and contractors will be used as much as they are available. Locally, we can complete vendor profiles. HAB can complete some duties a general contractor would normally complete to keep costs down.

As follow up to this conversation, the Housing Board can complete assessments, share feedback and reach out to John with any questions we have.

Minutes: Michelle moved to approve the minutes from the December 2025 meeting. Mary Beth seconded the motion, and it passed.

Housing Coordinator Report: Jim reported that he met with Commissioner Duke Gilman, the Virginia City Council regarding housing needs, and with Sheriff Duncan Hedges. He plans to meet with the Ennis City Commission in near future. There was another front-page article regarding housing in the Madisonian. The Twin Bridges Housing project has taken most of his time lately.

Opportunity for Public Comment for Items not on the Agenda: None.

Adjourn: Having no other business, the meeting was adjourned at 2:26 pm.

Next meeting: February 27, 2026 at 9 am online only.

Respectfully submitted,

Martha Klaumann, Secretary



Approved by Chair Dawn Conklin