

Madison County Housing Advisory Board

Meeting Minutes

Friday, June 24, 2022, 9 a.m.

Courtroom, 2nd Floor, County Administrative Building

Virginia City, Montana

Board Attendees: Les Gilman, Jaime Edmundson, Martha Klaumann, Cindy Gockel, Mary Beth Walsh.

Absent: Mary Oliver, Ray Shaw

Supporters: Jackie Haines - Northern Rocky Mountain Economic Development District, Tom Harrington - JLDC, Commissioner John Heckler

Meeting was called to order by Chair Mary Beth Walsh and was recorded by IT Department.

Minutes: Les moved, Jaime seconded and motion carried to approve the May minutes.

Bills: Martha submitted expense report to Madison County Finance for the Big Sky Summit. Check issued but is lost, stop pay and new check will be issued. Tom Harrington has submitted his expense report for mileage for traveling to Virginia City today.

Old Business

Affordable Housing ARPA Program: Mary Beth presented information of USDA Rural Development Housing Preservation Grant for benefit low- and very low-income rural residents.

Region Wide Housing Study: Joe Willauer has resigned from HRC&D so this probably will not happen soon.

Affordable Housing Resource List: Mary Beth has not emailed the list to bankers, city government, and rental property managers. Jaime has sent the email to Gallatin Association of Realtors and SWBIA.

Budget FY 22-23: The budget was presented to the Commissioners but has not yet been approved.

New Business

2022 Big Sky Business Summit May 18-20: Martha shared information on housing and daycare options discussed at this very informative conference. There are actions being taken in other parts of Montana that could be adapted to Madison County if we had a hired person to do follow up on the work.

Sheridan Town Council Housing presentation June 13th: Mary Beth and Les attended and presented the Mission statement of the Housing Advisory Board and discussed the meaning of affordable, attainable, and workforce housing. The presentation has been emailed to the board.

Sustainable growth rate: Commissioner Heckler indicated a sustainable growth rate is 3%. Cindy asked if the growth rate is beyond 3%, what does the community need to do?

Economic Development/Housing joint board: Tom Harrington shared some history of the Jefferson Local Development Corporation. JLDC started as a citizen committee in 1999 appointed by the Commissioners, working with Extension Agent Scott Mendenhall. It is now a 501-c-6 although Tom feels it may be better to be a 501-c-3 so you can accept private donations. It is treated as a county department and all the money is handled through the Finance Department. There are 12 board members. Their goal is general: betterment of the county, provide diversity to level off economic development. Current funding is Golden Sunlight, ARPA and grants. Originally their employee was through MSU Extension. They currently have 4 FTE and 4 half time employees. They recently hired a Childcare Coordinator funded by ARPA. Other funding options include Headwaters Foundation, TIF options, Revolving Loan Fund - Bozeman, MT Coop Development Corporation, National Affordable Housing – Butte, and USDA RD. JLDC current budget is \$250,000. That is equal to about 1 mill in Madison County.

It was suggested we speak to Commissioners about cooping with Jefferson County to hire an Extension Community Development person.

A good discussion regarding options for a Development Board for Madison County followed.

Our local Extension Office has done a recent Madison County needs assessment which may be helpful for us. Tara Mastel, Extension Community Development Specialist, may be a good resource for us and we will invite her to our August meeting. With a different approach to economic development, Choteau has a Port Authority with local resident tax being the funding source. Mary Sexton works for the Choteau Area Port Authority and also the Chouteau Chamber of Commerce.

Opportunity for Public Comment for items not on the agenda: None

Having no further business, the meeting was **adjourned** at 11:00 am.

Next meeting: Friday, July 22, 2022 at 9 am at the 2nd Floor Courtroom, County Administrative Building, Virginia City.

Respectfully submitted,

Martha Klaumann, Secretary



Approved by Chair Mary Beth Walsh