



**BIG \* SKY**  
CHAMBER OF COMMERCE  
CONVENTION & VISITORS BUREAU

*MEETING MINUTES*

**Chamber Board**

**55 Lone Mountain Trail | Big Sky, Montana 59716**

**406-995-3000**

**March 18th, 2013**

[www.bigskychamber.com](http://www.bigskychamber.com)

**Present:** Dave O'Connor, Victor DeLeo, Bill Simpkins, John Richardson and Kevin Germain

**Staff:** Kitty Clemens, Marci Lewandowski, Danielle Miller

**Public Comment:** Ryan Hamilton

**Call to Order:** 8:43 a.m.

**Preliminary Discussion on Housing Proposal at the Water & Sewer District**

Kitty Clemens, Executive Director

- Kitty met with the Water & Sewer District to look for land for the Affordable Housing Project. If a governmental entity owns the land, it would leverage a lot of solutions to some of the road blocks in the current Housing Plan.
- In this plan, 30 acres would be owned by the Water & Sewer district. We estimate that we can put out 150 housing units without changing any of the zoning.
- This project must be deed restricted. It would require a 3% down payment from potential buyers. Grant money would offset some of the costs. This would take the infrastructure costs away from the developer. Water & Sewer would have an additional revenue stream from the project as an additional benefit.
- If we asked for money for Resort Tax to implement the plan, Water & Sewer would own the units and then we would find a developer to develop those units.
- A potential downside to this project is the initial Resort Tax investment for professional fees for development of the master plan, acquiring deed restricted land, and project management. Also, Water & Sewer would need to design a bridge on their land for access. However, we would be willing to match the project costs.
- Kitty has reached out to multiple organizations and government entities that are potential grantors. Those organizations have given the proposed plan a lot of positive feedback.

- \$165,000 will be included in the ask for Resort Tax to move forward with the Housing Plan.
- Victor DeLeo made a motion to allow Kitty to present this plan to the Water & Sewer District today and John Richardson seconded this motion. The motion carried with a unanimous vote from the board.

## **ACTION ITEMS**

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- **Approval of Minutes**
  - Motion to approve minutes was made by Victor DeLeo and seconded by Bill Simpkins with an amendment to the February minutes to include the motion being passed for Sarah to be new vice chair of the Chamber board. The addition to the February minutes will be made.
- **Financial Report**

John Richardson, Treasurer

  - The Chamber Budget for Resort Tax is as follows: \$165,000 for housing; \$12,000 for light poles; \$100,000 to bury the lights near the entryway; \$81,000 in operations including updating software and hardware in the office. This totals around \$694,000.
  - That is our ideal budget. If there is something we think we should take out, we might remove certain infrastructure improvements such as burying the utility lines. We are not asking anything on the entryway monument.
  - Discussion on budget line items took place. John stated that we will adjust the entryway monument as a roll over line item in this year's budget. Increasing money for conferences is also in this year's budget.
  - Kitty proposed that we call on the foundation board in order to decide what we should do with the entryway ask and seek a recommendation.
- A motion to approve budget was made by Kevin Germain seconded by Bill Simpkins. The board passed the budget unanimously.
- A Stand Alone Motion to Direct Kitty to seek a recommendation from the entryway monument board to provide a recommendation for advice on a roll over plan for entryway plan was made by Victor DeLeo and seconded by Kevin Germain.

## **INFORMATION ITEMS**

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- The Board plans on meeting on April 8<sup>th</sup> to approve the final budget and Resort Tax application.
- **Adjourn**
  - Due to the pressing issues regarding the Housing Plan, the meeting was adjourned at 10:13 a.m.