



Webinar – 301 S. Park Avenue, Suite 240, Helena MT 59601
December 18, 2018

ROLL CALL OF BOARD

MEMBERS:

Pat Melby, Chairman (Present*)	Sheila Rice (Excused)
Bob Gauthier (Excused)	Eric Schindler (Present)
Johnnie McClusky (Present)	Amber Parish (Present)
Jeanette McKee (Present)	

STAFF:

Bruce Brensdal, Executive Director	Cheryl Cohen, Operations Manager
Mary Bair, Multifamily Program	Vicki Bauer, Homeownership Program
Mary Palkovich, Mortgage Servicing Program	Ginger Pfankuch, Finance Program
Penny Cope, Research & Outreach Specialist	Paula Loving, Executive Assistant
Angela Heffern, Finance Program	Todd Jackson, Marketing
	Kellie Guariglia, Multifamily Program

COUNSEL:

Greg Gould, Luxan and Murfitt	John Wagner, Kutak Rock
-------------------------------	-------------------------

UNDERWRITERS:

Mina Choo, RBC Capital	Patrick Zhang, RBC Capital
------------------------	----------------------------

OTHERS:

Heather McMilin, Homeword, Inc.	Gene Leuwer, GL Development
Liz Mogstad, Rocky Mountain Development Council	Jodie Paxton, Lack County Community Housing
Ashley Grant, Homeword	Beki Brandborg, Echo Enterprises
Michelle Landay, Thomas Development	Tom Mannschreck, Thomas Development
Bonnie Craigie, RCAC	Alex Burkhalter, Housing Solutions
Seana Rau, Mountain Plains Equity Group	Shane Walk, Mountain Plains Equity Group
Andrew Chanania, AC Solutions	Julie Stiteler, Homeword
Don Sterhan, Mountain Plains Equity Group	

**All persons listed present by telephone/webinar only*

These written minutes, together with the audio recordings of this meeting and the Board Packet, constitute the official minutes of the referenced meeting of the Montana Board of Housing (MBOH). References in these written minutes to tapes (e.g., FILE 1 – 4:34) refer to the location in the audio recordings of the meeting where the discussion occurred, and the page numbers refer to the page in the Board Packet. The audio recordings and Board Packet of the MBOH meeting of this date are hereby incorporated by reference and made a part of these minutes. The referenced audio recordings and Board Packet are available on the MBOH website at [Meetings and Minutes](#).

CALL MEETING TO ORDER

- Before recording Chairman Pat Melby called the Montana Board of Housing (MBOH) meeting to order at 8:35 a.m.
- 0:00 Introductions of Board members and attendees were made.
- 2:25 Chairman Melby asked for public comment on items not listed on the agenda.

APPROVAL OF MINUTES

November 19, 2018 MBOH Board Meeting Minutes – page 2 of packet

- 3:15 Motion: Eric Schindler
Second: Jeanette McKee
- 3:45 The November 19, 2018 MBOH Board meeting minutes were approved unanimously.

MULTIFAMILY PROGRAM

Cottonwood Creek, Deer Lodge Additional Housing Credits – page 10 of packet

- 3:50 Presenters: Mary Bair
- 8:50 Board member questions/discussion of both proposals
- 11:30 Public comment on both proposals: Alex Burkhalter, Housing Solutions
- 19:00 Public comment on both proposals: Bonnie Craigie, RCAC
- 19:55 Staff response on both proposals: Bruce Brensdal, Executive Director
- 22:00 Public comment on both proposals: Don Sterhan, Mountain Plains Equity Group
- 22:25 Staff response on both proposals: Bruce Brensdal, Executive Director
- 23:05 Public comment on Cottonwood Creek: Gene Leuwer, GL Development
- 25:35 Public comment on both proposals: Heather McMilin, Homeward, Inc.
- 28:15 Motion to approve Cottonwood Creek proposal: Jeanette McKee
- 29:55 Second: Amber Parish
- 30:05 Board member discussion on Cottonwood Creek proposal
- 31:15 Counsel comment: Greg Gould, Luxan and Murfitt

- 35:20 Roll Call Vote:
 Amber Parish YES
 Eric Schindler YES
 Jeanette McKee NO AUDIBLE RESPONSE (Chair interprets as abstention)
 Johnnie McClusky YES
 Pat Melby NO
- 37:35 Vote is 3-1; Motion is not approved.
- 39:00 Board member: Jeanette McKee reestablishes audible connection and votes YES, reporting that she was voting Yes but not able to respond audibly during roll call vote due to technical difficulties.
- 39:20 Vote is 4-1; Motion carries. Cottonwood Creek request for \$966,740 in additional 2019 Housing Credits was approved.

Bluebunch Flats, Livingston Additional Housing Credits – page 12 of packet

- 6:20 Presenters: Mary Bair
- 8:00 Public comment on Bluebunch Flats: Heather McMilin, Homeword Inc.
- 39:25 Chair solicits motion on Bluebunch Flats. Initially, no motion is submitted.
- 40:00 Public comment: Heather McMilin, Homeword, Inc.
- 40:45 Motion to approve Bluebunch Flats proposal: Jeanette McKee
 Second: Johnnie McClusky
- 42:20 Board member discussion to revisit public comments raised at this meeting at the following Board meeting in February 2019.
- 42:45: Public comment: Heather McMilin, Homeword, Inc.
- 44:45 Staff response: Mary Bair, Multifamily Program
- 45:10 Chair solicits comments from members of the public; no further comments.
- 45:15 Roll Call Vote:
 Amber Parish YES
 Eric Schindler YES
 Jeanette McKee YES
 Johnnie McClusky YES
 Pat Melby YES
- 46:00 Vote is 5-0; Motion carries. Bluebunch Flats request for \$74,690 in additional 2019 Housing Credits was approved unanimously.

MEETING ADJOURNMENT

46:20 Meeting was adjourned at 9:20 a.m.

Sheila Rice, Secretary

Date