

Hebgen Basin Fire District

Board Meeting Minutes

July 13 , 2023

Meeting was called to order at 6:00 pm

Board Members Present: Kyle Goltz, Skip Morris, Ken Davis, John Costello

Also in Attendance: Shane Grube, Cassandra Mitchel, Cyrus Cannon, Braya Hutton, Jeremy Gallagher

Via online platform: Mindy DeCosse and Lila Fleishman

Recorder of Minutes: Lindsey Charlton

Public Comment: Kyle Goltz announced that Ken Davis is resigning and thanked him for all his years of service, hard work, and dedication.

Work Session

Scattered Land Trusts with HRDC

Mindy DeCosse and Lila Fleishman give a presentation on how to bring homes into a Scattered Land Trust to West Yellowstone. The main idea is to take out the cost of the land to make homes more affordable. The land is held in a trust and the structure on the land along with any improvements can be sold. Scattered Land Trusts have a simple process that happens at closing, a ground lease is put in place for 75 years and can be renewed for a second term. Grounded solutions model is recommended to be used for best practices. The ground lease is canceled when property is sold and a new lease is put into place. The holder of the Land trust can restrict who the homes can be sold to. When the homeowner sells property, the price is restricted, they get 2% appreciation on interests for every year they live there. The appreciation rate varies by CLT organization, anywhere from 1%-2.4% and amount of people that are interested. The buyer has to take a community land trust orientation class, meet with a lawyer to review ground lease, and HRDC has lawyers that will do it pro-bono. The land trust agreement can be written with any restrictions built into it to fit the needs of District. If a staff member purchases home and only lives in it for 5 years and cannot find another firefighter to purchase then the District can have first right of refusal. There can also be a stipulation that it can then be sold to police officer, town staff member or school staff to keep the home for essential community members. An additional benefit with using Land Trust is the mortgage cannot be over 35% of the buyer's income and combined debt cannot be over 43%. In the event the homeowner cannot afford payments the Land trust agency also has resources for owners to help prevent foreclosure. Shane will get with the HRDC and get some sample land trust agreements for board to review.

Approval of Minutes for June 13, 2023 Regular Board Meeting: John Costello motioned to approve minutes as written. Ken Davis Seconded. Grammatical errors were pointed out so Ken Davis retracted his second on the motion. John Costello motioned to approve minutes with corrections. Ken Davis Seconded. All in Favor. Motion passed.

Approval of Minutes for June 30, 2023 Special Board Meeting: Ken Davis motioned to approve minutes as written. Skip Morris Seconded. All in Favor. Motion passed.

Approval Claims/Deposits: Skip Morris motioned to approve claims as presented. John Costello Seconded. All in Favor. Motion passed.

Chief's Report see attached

Old Business

Draft 2023-2024 Budget

Chief presented update budget and reports the District is still waiting on final numbers from County. Changes will be on revenue side with ambulance revenue collected and taxes.

Meeting adjourned: 7:38

Next meeting: August 10 @ 6pm