



MAMMOTH LAKES HOUSING BOARD

MINUTES OF REGULAR MEETING

SEPTEMBER 9, 2019

CALL TO ORDER

President Kirk Stapp called the meeting to order at 5:38 p.m.

ROLL CALL

President Kirk Stapp, Vice President Stacy Corless, and Board Members Lindsay Barksdale, Zoraya Cruz, Tom Hodges, Jiselle Kenny and Richard Plaisted were present. Board Member Agnes Vianzon was absent.

5:30-6:00 PM WORK SESSION - The Board will discuss potential future governance trainings and/or strategic topics to agendaize for future meetings and will share dinner with one another. No distinct action will be taken.

Executive Director Patricia Robertson recapped the topics that were discussed during the work session at the Board Meeting on August 5, 2019 and opened the floor for discussion of future governance training and strategic topics to agendaize for future meetings.

Board Member Tom Hodges suggested that the Board start discussing the Affordable Housing Incentive Zoning overlay for the commercial district. Mr. Hodges said that after accumulating enough information, the Board should present it to the Town Council. He said that he thought there was potential for an increase in interest now that The Parcel process was coming together. He also thought the Board should look at the gap in income levels to determine AMI levels and what the subsidies would have to be.

Board Member Stacy Corless recommended that the Board have a workshop to learn about the various ideas Mr. Hodges suggested.

Executive Director Patricia Robertson said the Board could discuss additional incentives in a workshop setting.

President Stapp suggested that Ms. Robertson add the enhanced infrastructure finance history that MLH had and information about a potential Transient Occupancy Tax (TOT) increase and a Lift Tax to the workshop.

There was discussion between Ms. Robertson and members of the Board.

PUBLIC COMMENTS

There were no comments given at this time.

4. Approval of the minutes from the August 5, 2019 regular Board meeting – action item

ACTION: It was moved by Board Member Jiselle Kenny, seconded by Board Member Lindsay Barksdale, with Board Member Agnes Vianzon absent, and carried by a 7-0 voice vote to approve the minutes from the August 5, 2019 regular Board meeting.

5. Approval of the minutes from the August 21, 2019 special Board meeting – action item

ACTION: It was moved by Board Member Lindsay Barksdale, seconded by President Kirk Stapp, with Vice President Stacy Corless abstaining and Board Member Agnes Vianzon absent, and carried by 6-0 voice vote to approve the minutes from the August 21, 2019 special Board meeting.

6. Appoint Jennifer Kreitz to the Mammoth Lakes Housing, Inc. Board of Directors as the Mono County Board of Supervisors Representative – action item

Executive Director Patricia Robertson outlined information in the staff report with regard to Jennifer Kreitz' appointment by Mono County to replace Stacy Corless on the Mammoth Lakes Housing Board. Ms. Robertson said Vice President Stacy Corless would continue on the Board as a Member at-Large. She asked the Board's opinion as to whether Ms. Corless should stay on indefinitely or if the Board should recruit for an open position.

Ms. Corless said that she felt MLH should recruit for an open position and agreed to stay on the Board for a few more months. She said she would submit her letter of resignation prior to the October meeting so the recruitment process could begin.

Ms. Robertson recommended that the Board appoint Jennifer Kreitz to fill the Mono County representative seat on the MLH Board.

There was discussion between Mr. Robertson and members of the Board.

ACTION: It was moved by Board Member Jiselle Kenny, seconded by Board Member Zoraya Cruz, with Board Member Agnes Vianzon absent, and carried by a 7-0 voice vote to appoint Jennifer Kreitz to the Mammoth Lakes Housing, Inc. Board of Directors as the Mono County Board of Supervisors Representative.

Newly appointed Board Member Jennifer Kreitz said that she was excited to serve on the Board.

Ms. Robertson said that she would add an item to the agenda for the October meeting to officially change appointment of the position of Vice President from Board Member Corless to Ms. Kreitz.

There was discussion between Ms. Robertson and members of the Board.

7. The Board will identify its designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6 – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson recommended that the Governance Committee be appointed as the designated representative(s), or the Board could opt for an ad hoc committee to be created for that purpose.

Board Member Jennifer Kreitz suggested that she be added to the Governance Committee now to allow some time for her and Vice President Stacy Corless to be on the Committee together before Ms. Corless' resignation became effective.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Board Member Lindsay Barksdale, seconded by Board Member Jiselle Kenny, with Board Member Agnes Vianzon absent, and carried by an 8-0 voice vote to appoint President Kirk Stapp, Vice President Stacy Corless and Board Members Agnes Vianzon and Jennifer Kreitz as the designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6.

8. The Parcel Update – action item

Executive Director Patricia Robertson outlined the information in the staff report and reviewed the Conceptual Land Use Plan Alternatives for The Parcel. Ms. Robertson said that there would be a Spanish version of the Conceptual Land Use Plan Alternatives for The Parcel available later in the week. She also announced that the Town was going to have a community meeting regarding The Parcel prior to the October 9 joint workshop between the Town Council and the Planning Commission, and said Spanish translation services would be provided.

SPEAKING FROM THE FLOOR:

Community and Economic Development Director Sandra Moberly said that she could deliver the draft of the MLH Board's comments regarding The Parcel to the Town Council prior to the next Town Council meeting if Ms. Robertson got it to her before the deadline. Ms. Moberly said that the Board could provide a final copy or memo updating any changes to the draft at a later date if necessary. Ms. Moberly said they were in the process of determining if it would be necessary to make any changes to the general plan, zoning code or the master plan. She said that Public Works Director Grady Dutton was working on a Request for Qualifications (RFQ) from multiple developers.

Ms. Robertson requested that the Board review the street layouts and take the new survey on the Engage Mammoth website.

There was discussion between Ms. Robertson, Ms. Moberly and members of the Board.

Executive Director Patricia Robertson presented the information in the draft of the letter regarding Public Comments on the Land Use Planning Effort for The Parcel to be submitted to the Town and the Planning and Economic Development Commission on behalf of the Board. Ms. Robertson asked the Board for feedback so she could make revisions to the letter prior to submitting it. Ms. Robertson said she would make the requested revisions to the letter and bring it back to the Board for approval at the next meeting.

There was discussion between Ms. Robertson and members of the Board.

9. 238 Sierra Manor Road – information item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson discussed the Home Investment Partnerships Program Notice of Funding Availability (HOME NOFA) Grant that MLH would apply for when the application became available. Ms. Robertson said that she would try to get ongoing subsidy for extremely low income residents in the event that they could get some grant funding from the Department of Developmental Services (DDS) for developmentally disabled individuals, and stated that those units would need an ongoing funding source which the DDS does not provide.

Board Member Jennifer Kreitz said that she would be in Sacramento for the California Coalition for Housing Board Meeting this week and said she would give an update about it at the October meeting. Ms. Kreitz also suggested that the Board submit a letter to some of the banks that MLH had been working with to remind them that they must meet Community Reinvestment Act (CRA) requirements and that MLH would appreciate their partnership.

Ms. Robertson said that she would draft a letter to send to the banks and would present it to the Board for approval at the next meeting.

There was discussion between Ms. Robertson and members of the Board.

10. MLH Monthly Update – information item

Executive Director Patricia Robertson outlined the information in the MLH Monthly Status Report. Ms. Robertson said that the Executive Director Performance Evaluation would be sent out for the Board to complete and submit to the Governance Committee. She said there would be a closed session on October 7 to discuss the evaluation.

There was discussion between Ms. Robertson and members of the Board.

11. Updates from Committees – information item

a. Governance (standing)
Kirk, Stacy, Agnes

President Kirk Stapp said that the Committee had not met since the last Board meeting.

- b. Diversity, Equity, & Inclusion (standing)
Zoraya, Jiselle, John

Executive Director Patricia Robertson said the Committee had reviewed a proposal for Diversity, Equity and Inclusion training for the Board and said they may partner with another organization to share the cost. Ms. Robertson said she hoped to have a proposal to present to the Board at the October meeting.

There was discussion between Ms. Robertson and members of the Board.

- c. Programs & Housing Development (ad-hoc)
Tom, Richard, Lindsay

Board Member Lindsay Barksdale said that the Committee had not met since the last Board meeting.

- d. Marketing & Communications (ad-hoc)
Jiselle, John, Stacy

Board Member Jiselle Kenny said that the Committee had not met since the last Board meeting. Ms. Kenny said that since Vice President Corless was resigning she would be the only member left on the Committee and said the Board needed to appoint an additional member of the Board to the Committee.

There was discussion among members of the Board.

12. Board Member Reports

Board Member Jennifer Kreitz reported that Mono County's new Chief Administrative Officer Stephen Barwick had started and that she looked forward to working with him. Ms. Kreitz said that housing would be one of the Board's top priorities. She said she would attend a California Coalition for Rural Housing (CCRH) meeting later in the week.

Board Member Stacy Corless said that she had vacationed in Switzerland, and reported that there were housing and vacant second home taxation problems there as well.

President Kirk Stapp reported that he had talked to Town Manager Dan Holler about priorities and the possibility of a tax increase, and what tools were available in case there was a funding shortfall.

The Board went into closed session at 8:30 p.m.

CLOSED SESSION

13. Property Negotiations: Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action – APN 033-165-006-000 Property: 550 Mono Street, #B-202, Mammoth Lakes, CA 93546
Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Melanie (Vulgamore) Copeland (Owner)
Under Negotiation: Terms of sale

14. Property Negotiations: Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action – APN 033-112-020-000 Property: 61 Callahan Way, #D-2, Mammoth Lakes, CA 93546 Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Laurence Tonacao (Owner) Under Negotiation: Terms of sale

15. Property Negotiations: Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff directions and/or action – APN 033-165-017-000 Property: 550 Mono Street, #H-101, Mammoth Lakes, CA 93546 Negotiating Parties: Patricia Robertson representing MLH (prospective buyer); Matthew Mednick (Owner) Under Negotiation: Terms of sale Announcement of Action Taken in Closed Session

The Board reconvened at 9:28 p.m.

President Kirk Stapp reported out the following:

The Board approved the purchase of 550 Mono Street, #B-202 by a vote of 7-0 with Board Member Jennifer Kreitz abstaining and Board Member Agnes Vianzon absent.

The Board approved the purchase of 61 Callahan Way, #D-2 under one of MLH's Options by a vote of 7-0 with Board Member Lindsay Barksdale abstaining and Board Member Agnes Vianzon absent.

The Board approved the purchase of 550 Mono Street, #H-101 by a vote of 7-0 with Board Member Jennifer Kreitz abstaining and Board Member Agnes Vianzon absent.

16. ADJOURN

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,


Angela Plasted
Asst. Clerk

Town of Mammoth Lakes



Patricia Robertson
Secretary
Mammoth Lakes Housing, Inc.