



## **PUBLIC MEETING**

November 19, 2024  
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Tuesday, November 19, 2024, at 9:00 AM in Commission Chambers, Rm 330.

### **Roll Call**

Chair Andy Hunthausen called the meeting to order at 9 a.m.

Commissioner Candace Payne and Commissioner Tom Rolfe were present. Others attending all or a portion of the meeting included Roger Baltz, Nicho Hash, Keegan Shea, Ann McCauley, Dan Karlin, Jenny Chambers, Casey Hayes, Sarah Sandau, Brian Obert, Hanna Tester, Lori Ladas, Michael O'Neil, Mark Taylor, Jakob Miles, Maureen Rude, Eric Seidensticker, and Brandi Spangler, Recording Secretary.

### **Pledge of Allegiance**

Everyone recited the pledge.

### **Consent Action Items**

- a. Public Meeting Minutes for October 31, November 5, 2024. (Brandi Spangler)

[1:00] Roger Baltz, Chief Administrative Officer, reported on consent action item 2a and recommended approval.

No public comment was received.

A motion to Approve was made by Commissioner Payne and seconded by Commissioner Rolfe. The motion Passed on a 3-0 vote.

### **Presentation from Agencies Proposing to Serve as the Community Reinvestment Organization for Lewis and Clark County. (Ann McCauley)**

[1:53] [1 of 2] Ann McCauley, Grants and Purchasing Coordinator, introduced HAB Development and NeighborWorks Montana for presentations of proposals to serve as the Community Reinvestment Organization (CRO) for Lewis and Clark County as provided for in the Montana Community Reinvestment Plan, HB 819L. 2023.

[9:23] [1 of 2] Mark Taylor, HAB Development representative and attorney, stated that the match needs to be provided for by the County or the CRO and have 18 months to have the match funds after they opt in. The money will be spent buying down mortgages to assist with workforce affordable

housing. There are billions of dollars in development activity throughout Montana through the Hospitality and Development Association of Montana. Match funds through HAB are available immediately and will be funded by Northwestern Mutual.

[31:37] [1 of 2] Hanna Tester and Maureen Rude, NeighborWorks Montana representatives, has extensive experience with homebuyer programs, Native Homeownership Coalition, housing finance, Board of Housing, Fannie Mae, loan product development and program development. NeighborWorks has been benefitting the Lewis and Clark County community for many years with three different Down Payment Assistance Programs, real estate development projects gap funding, home preservation, and Resident Owned Communities (ROC). Match funds will not be secure until they are selected as CRO, and the program is implemented mid-January. There is no concern to raise the match amount, as investors are available and invested funds could be redirected to this program if needed. Some partners in the community include financial institutions, Rocky Mountain Development Corporation, Habitat for Humanity, and Helena Housing Authority. Counties who have resolutions selecting NeighborWorks Montana as CRO include Gallatin, Lincoln, and Judith Basin counties with intent of Missoula County.

[57:01] [1 of 2] Mr. Taylor noted that approval will be by the end of the year. By the counties selecting prior to the end of the year, the work behind the scenes can be done prior to state approval so they are ready to act immediately.

**PUBLIC COMMENT:**

[3:36] [2 of 2] Michael O'Neil, Helena Housing Authority, supports NeighborWorks for CRO due to their impact on the community and their impact on the state along with their partners across the state. They have proved the ability to deliver services to the citizens of our community.

[7:51] [2 of 2] Lori Ladus, Rocky Mountain Development Council, supports NeighborWorks Montana for CRO. They are a great partner during process in development and the First Time Home Buyers Program.

[9:03] [2 of 2] Brian Obert, Montana Business Connections (MBAC), suggested the recommendation and resolution move forward as soon as possible. They have looked at this bill extensively and created a sub-committee to iron out the lack of direction in the bill. This money will make a big difference in our community and the ability to create home ownership.

[14:42] [2 of 2] Mark Taylor, HAB Development representative and attorney, reiterated that HAB Development has money in hand today. They will aggressively move forward in counties that select them for CRO.

[16:02] [2 of 2] Hannah Tester, NeighborWorks Montana, has a longstanding success in executing housing programs in the community. They have the ability and capacity to raise the match required.

**Selection of a Community Reinvestment Organization. (Ann McCauley)**

[21:27] [2 of 2] Ann McCauley, Grants and Purchasing Coordinator, presented candidates for the Community Reinvestment Organization (CRO). Staff recommends the Commissioners make a selection.

No public comment was received.

[24:42] [2 of 2] Commissioner Payne thinks it is important to be involved in this program and does not see a downside.

[26:27] [2 of 2] Commissioner Rolfe states there are unanswered questions regarding match funds, and there was some clarification on questions during discussion.

[27:30] [2 of 2] Commissioner Hunthausen has no doubt either entity can provide the match funds and supports NeighborWorks due to the relationships that are already in place in our community. He would like to make a decision today to get the resolution approved in a timely manner. Though, if one Commissioner wants to table the decision, he respects that and will support it.

Commissioner Rolfe made a motion to table the decision to November 26, 2024. The motion was seconded by Commissioner Payne. The motion Passed on a 3-0 vote.

**Grant Application to the Montana Department of Transportation. (Dan Karlin)**

[35:03] [2 of 2] Dan Karlin, County Engineer, presented a grant application to the Montana Department of Transportation to fund the replacement of the superstructure of the Nelson Bridge at the intersection of York and Nelson Roads in the amount of \$104,255. Staff recommends approval of the grant application and letter of request.

No public comment was received.

A motion to Approve was made by Commissioner Payne and seconded by Commissioner Rolfe. The motion Passed on a 3-0 vote.

**Grant Award Amendment to Lewis and Clark Public Health from the Montana Department of Public Health and Human Services (Sarah Sandau)**

[44:22] [2 of 2] Sarah Sandau, Community Health Promotion Division Administrator, presented a grant award amendment with the Montana Department of Public Health and Human Services for the Injury Prevention Grant in the amount of \$60,000 to fund Safer Communities Montana for suicide prevention. The grant period begins September 1, 2024 through July 31, 2025. Staff recommends approval of the amendments.

No public comment was received.

A motion to Approve was made by Commissioner Rolfe and seconded by Commissioner Payne. The motion Passed on a 3-0 vote.


**Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.**

**Adjourn**

There being no further business, the meeting adjourned at 10:57 am.

Meeting minutes approved on 12-10-24

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS



Andy Hunthausen, Chair



Candace Payne, Vice Chair



Tom Rolfe, Member

ATTEST:



Amy Reeves, Clerk of the Board