



Mammoth Lakes Housing Board

Regular Meeting Minutes

August 1, 2022, 6:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Sarah Nuttall

Members Absent: Vice President Jennifer Kreitz, Board Member Heidi Steenstra

1. Call to Order

President Kirk Stapp called the meeting to order at 6:02 p.m. in the Council Chambers at 437 Old Mammoth Road, Suite Z. President Stapp and Board Member Tom Hodges and Sarah Nuttall attended the meeting in person, the rest of the Board participated via videoconference.

2. Assembly Bill 361 (AB 361) Findings

2.1 Adopt Resolution 2022-16 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency

Moved by Board Member Tom Hodges

Seconded by President Kirk Stapp

Approve Resolution 2022-16 to allow virtual Board meetings to continue during the Covid-19 pandemic declared emergency.

For (6): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (3): Vice President Jennifer Kreitz, Board Member Agnes Vianzon, and Board Member Heidi Steenstra

Carried (6 to 0)

3. Public Comments

Executive Director Patricia Robertson announced that MLH was currently recruiting for two full-time Housing Navigator positions and said that the positions offered additional Spanish language skill pay. Ms. Robertson said that interested parties could find additional information on the MLH website or they could call her directly to apply.

Board Member Agnes Vianzon joined the meeting at 6:07 p.m.

Ms. Robertson announced that Pursuant to Government Code Section 54954.2b2, the Board hereby determines that there is a need to take immediate action and that the need for action came to the attention of the Board subsequent to the agenda being posted as specified in subdivision a, said item being;

Consider adoption of Mammoth Lakes Housing, Inc. Resolution 22-18, A Resolution of The Board of Directors of Mammoth Lakes Housing, Inc. Authorizing a Sole Member Limited Liability Company (LLC) of MLH to jointly become a Co-Grantee of Project Homekey grant funds with MLH and the Town related to the Standard Agreement 21-HK-17233.

Ms. Robertson requested that the item be added as an Action Item after Agenda Item #5.5.

Moved by Board Member Tom Hodges
Seconded by President Kirk Stapp

Approve addition of the Urgency Item described above to the agenda after Item #5.5.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

4. Consent Agenda

Moved by Board Member Tom Hodges

Seconded by President Kirk Stapp

Approve the Consent Agenda.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

4.1 Approval of the Minutes from the July 11, 2022 Regular Board Meeting

4.2 Approval of the Minutes from the July 18, 2022 Special Board Meeting

5. Policy Matters

5.1 The Board will participate in a Governance Training provided by Rural Community Assistance Corporation

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson introduced Rural Community Assistance Corporation (RCAC) Regional Field Manager Amity Rembold and Rural Development Specialist Dan Dever.

Ms. Rembold and Mr. Dever outlined the information in the RCAC MLH Board Training PowerPoint.

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

5.2 The Board will consider approval of the contract with the Town of Mammoth Lakes pending any minor comments from legal counsel

Executive Director Patricia Robertson outlined the information in the staff report and the final version of MLH's Contract with the Town of Mammoth Lakes (TOML).

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

Moved by Board Member Brian D'Andrea

Seconded by President Kirk Stapp

Approve the contract with the Town of Mammoth Lakes pending any minor comments from legal counsel.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

5.3 Consider adoption of Mammoth Lakes Housing, Inc. Resolution 22-17, A RESOLUTION OF THE BOARD OF DIRECTORS OF MAMMOTH LAKES HOUSING, INC. APPROVING THE CREATION OF THE FOLLOWING AD-HOC COMMITTEE: Annual Performance Evaluation of the Executive Director to also serve as the Board's designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6

Executive Director Patricia Robertson outlined the information in the staff report.

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

Moved by Board Member Lindsay Barksdale

Seconded by Board Member Brian D'Andrea

Adopt Mammoth Lakes Housing, Inc. Resolution 22-17, A Resolution of The Board of Directors of Mammoth Lakes Housing, Inc. Approving the Creation of the following Ad-Hoc Committee: Annual Performance Evaluation of the Executive Director to also serve as the Board's designated representative(s) for negotiations regarding employee matters pursuant to Government Code Section 54957.6.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

5.4 The Board will appoint Board members to the ad-hoc committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6

Executive Director Patricia Robertson outlined the information in the staff report.

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

Moved by Board Member Tom Hodges

Seconded by President Kirk Stapp

Appoint Board Members Brian D'Andrea, Tony Perkins and Sarah Nuttall to the Ad-hoc committee: Annual Performance Evaluation and Designated Representative for negotiations regarding employee matters pursuant to Government Code Section 54957.6.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

5.5 The Board will consider cancelling the Regular September Board Meeting which is scheduled to take place on the Labor Day holiday.

Executive Director Patricia Robertson outlined the information in the staff report.

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

Moved by President Kirk Stapp

Seconded by Board Member Tom Hodges

Cancel the Regular September Board Meeting which was scheduled to take place on the Labor Day holiday.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

URGENCY ITEM:

Pursuant to Government Code Section 54954.2b2, the Board hereby determines that there is a need to take immediate action and that the need for action came to the attention of the Board subsequent to the agenda being posted as specified in subdivision a, said item being; Consider adoption of Mammoth Lakes Housing, Inc. Resolution 22-18, A Resolution of The Board of Directors of Mammoth Lakes Housing, Inc. Authorizing a Sole Member Limited Liability Company (LLC) of MLH to jointly become a Co-Grantee of Project Homekey grant funds with MLH and the Town related to the Standard Agreement 21-HK-17233,

Moved by Board Member Tom Hodges

Seconded by President Kirk Stapp

Approve Resolution 22-18 A Resolution of the Board of Directors of Mammoth Lakes Housing, Inc, authorizing a sole member Limited Liability Corporation (LLC) of Mammoth Lakes Housing and the Town related to the Standard Agreement 21-HK-17233.

For (7): President Kirk Stapp, Board Member Lindsay Barksdale, Board Member Tom Hodges, Board Member Agnes Vianzon, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Sarah Nuttall

Absent (2): Vice President Jennifer Kreitz, and Board Member Heidi Steenstra

Carried (7 to 0)

6. Committee Reports

Executive Director Patricia Robertson reported that the only Committees currently active were the Marketing and Communications Committee which had been working on the rebranding and renaming project, and would review draft logo designs sometime in September, and the Program and Housing Development Committee which had been focusing on two projects which would provide twenty-six units of affordable housing as well as some other projects in the pipeline. Ms. Robertson said that she hoped to close escrow on the hotel acquisition this week. Ms. Robertson announced that MLH had been successful in obtaining a fee waiver for the Access Apartment commercial conversion project in the amount of \$20,000 from the Mono County Library System.

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

7. Board Member Reports

Board Member Tom Hodges announced that Mammoth Mountain Ski Area (MMSA) had acquired the Sierra Lodge and that improvements were in progress to ready it for occupancy. Mr. Hodges reported that there would be a total of thirty-six units which would provide housing for seventy-two employees.

Board Member Brian D'Andrea said that he and Executive Director Patricia Robertson had met with NeighborWorks Western Region Director Lisa Hasegawa to explore the possibility of an affiliation with the NeighborWorks organization which could lead to a significant capacity building opportunity for MLH.

There was discussion among members of the Board.

8. Closed Session

The Board went into closed session at 8:25 p.m.

- 8.1 Pursuant to Government Code Section 54956(b) and 54957.6 the Board shall hold a closed session at a special meeting with the Board's designated representative(s), regarding the discussion of the local agency's budget with regards to salaries, salary schedules, or compensation paid in the form of fringe benefits of its unrepresented employees (Executive Director) and may include discussion of MLH's budget and available funds and funding priorities, but only insofar as these discussions relate to providing instructions to the local agency's designated representative(s). The purpose of this is to review MLH's position and instructing MLH's designated representative(s). No action is to be taken at the closed session.**

The Board returned from closed session at 8:46 p.m.

Ms. Robertson reported that there was no action taken in closed session.

9. Adjourn

The meeting was adjourned at 8:48 p.m.

Angela Plaisted, Assistant Clerk
Town of Mammoth Lakes

Patricia Robertson, Secretary
Mammoth Lakes Housing, Inc.