



EASTERN SIERRA  
**COMMUNITY HOUSING**

FORMERLY



MAMMOTH LAKES HOUSING, INC.

**Eastern Sierra Community Housing Board**

**Regular Meeting Minutes**

**August 5, 2024, 6:00 p.m.**

**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: President Tom Hodges, Vice President Lindsay Barksdale, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, Board Member Amanda Rice

Members Absent: Treasurer Sarah Nuttall, Board Member Heidi Steenstra

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**1. Call to Order**

President Tom Hodges called the meeting to order at 6:01 p.m. in the Council Chamber at 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Board Member Amanda Rice reported that she would attend the meeting remotely under the Just Cause provisions of Assembly Bill (AB) 2449 due to childcare needs.

**2. Public Comments**

Board Member Jennifer Kreitz said that she noticed Board Member Heidi Steenstra had not attended a Board meeting for several months and said that she thought there were other members in the community who would be interested in serving on the Board. Ms. Kreitz said that she thought the bylaws limited the number of absences a member of the Board was allowed before they would lose their seat on the Board, and asked Executive Director Patricia Robertson to look into it.

**3. Consent Agenda**

Moved by Board Member Kirk Stapp  
Seconded by Board Member Jennifer Kreitz

Approve the Consent Agenda.

For (7): President Tom Hodges, Vice President Lindsay Barksdale, Board Member Kirk Stapp, Board Member Jennifer Kreitz, Board Member Tony Perkins, Board Member Brian D'Andrea, and Board Member Amanda Rice

Absent (2): Treasurer Sarah Nuttall, and Board Member Heidi Steenstra

Carried (7 to 0)

**3.1 Approval of the Minutes from the July 1, 2024 Regular Board Meeting.**

**4. Policy Matters**

**4.1 The Board will receive updates on current construction projects: Innsbruck Lodge and Access Apartments.**

Program and Project Associate Erik Guzman-Rangel and Executive Director Patricia Robertson outlined the information in the Innsbruck Apartments and Access Apartments presentations.

There was discussion between staff and members of the Board.

**4.2 MLH Programs Update.**

Housing Navigator Isaura Ocampo and Executive Director Patricia Robertson outlined the information in the staff report.

Mrs. Robertson said that Program and Project Associate Erik Guzman-Rangel had been working on grant reporting, provided an update on their contract with the City of Bishop, discussed end of fiscal year activities, reported that they were testing having the office closed to the public on Mondays to allow staff to get more done without interruptions, and asked the Board if they would like to cancel the September meeting since it fell on a holiday.

There was discussion between staff and members of the Board.

CONSENSUS: There was consensus from the Board to cancel the September meeting.

## **5. Committee Reports**

Board Member Jennifer Kreitz reported on behalf of the Development Committee that the Valley Apartments program should be approved by the State upon receipt of a few updated documents from staff.

Treasurer Lindsay Barksdale said that the Performance Review Committee had an agenda item for closed session to discuss streamlining the performance review process in the future.

Board Member Kreitz reported that there could not be a policy item in closed session related to the performance review process, the closed session could only be for the Executive Director's Performance Review as stated in the agenda

President Tom Hodges reported that the Mono County Partnership Discovery Committee had met recently to discuss housing opportunities in northern Mono County. President Hodges reported that the Committee was interested in pursuing the housing trust model, in particular the Bridge Program, and said that there may be funding available from the County to assist with that. He said the Committee wanted to bring a recommendation to the ESCH Board with regard to moving forward with their needs. He also said that there were Forest Service Administrative sites in the region that could potentially be used for workforce housing per statements made by the Forest Service on a national policy level.

There was discussion between Executive Director Patricia Robertson and members of the Board.

## **6. Board Member Reports**

Treasurer Lindsay Barksdale reported that she had met with Greg Garfield regarding the credit card processing program that had been previously presented

to the Board and said that she would like to contact members of the Board individually about them reaching out to local businesses to see if they could utilize this program. Ms. Barksdale said that use of this program would generate donations to local non-profit organizations.

Board Member Jennifer Kreitz attended a listening session for the Eastern Sierra today with the State's Housing and Community Development (HCD) Department regarding the State's five year consolidated plan. Ms. Kreitz announced that Mono County would have a Transient Occupancy Tax (TOT) increase on the ballot in November, which would raise the current tax from 12 to 15% if passed.

President Tom Hodges announced that beginning at noon on Wednesday at The Parcel, there would be a Ribbon Cutting Ceremony for Phase 1 and Groundbreaking Ceremony for Phase 2.

Board Member Amanda Rice reported that the Mammoth Lakes Police Department would provide lunch for attendees at The Parcel event on Wednesday and said that there would be vendor booths at the event, tours of the property, and announced that the new playground would open. She reported that the Town would have a 2% TOT tax increase measure on the ballot in November.

There was discussion among members of the Board.

## **7. CLOSED SESSION**

The Board went into recess at 6:56 p.m.

The Board reconvened in Closed Session at 7:04 p.m.

The Board returned from Closed Session at 7:28 p.m.

### **7.1 Pursuant to Government Code Section 54956.8, the Board will hold a closed session to discuss property negotiations and possible staff direction and/or action - APN 035-173-010-000**

**Property: 449 Sierra Manor Road, #10, Mammoth Lakes, CA 93546**

**Negotiating Parties: Patricia Robertson representing Sierra Housing Advocates, LLC (prospective buyer); Good Family Trust 3-28-00 (Owner) Under Negotiation: Terms of sale**

Executive Director Patricia Roberson reported that during Closed Session it was moved by Board Member Jennifer Kreitz, and seconded by Treasurer Lindsay Barksdale, with Board Members Sarah Nuttall and Heidi Steenstra absent, and carried by a unanimous vote to approve the


purchase of the property located at 449 Sierra Manor Road #10, Mammoth Lakes, CA 93546, for \$550,000 and sell it through the Bridge Program.

**7.2 Pursuant to Government Code Section 54957, the Board will hold a closed session to consider evaluation of performance of an employee, title: Executive Director.**

Executive Director Patricia Robertson said that there was no reportable action on this item.

**8. Adjourn**

The meeting was adjourned at 7:30 p.m.



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Angela Plaisted, Assistant Clerk  
Town of Mammoth Lakes

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Patricia Robertson, Secretary  
Mammoth Lakes Housing, Inc.