

Building Committee Meeting 10/9/2020 Superintendent Report

Notes from Meeting w/Mike Ducuennis – representative for Cross Harbor Capital and background information

Background Information

2013 Gateway Village, LLC requests approval from Gallatin County Planning Commission for preliminary plat for the 54 Acre, 191-Lot housing subdivision (+5 Commercial Lots)

2014 Gallatin County Commissioners deny approval, David Loseff submits application for opencut mining pit on same property

2015 State District Court Judge Orders Gallatin County Commission to approve the preliminary plat of Gateway Village

- \$650,000 from GCC to Gateway Village, LLC
- \$750 per lot at the end of each phase from Gateway Village, LLC as voluntary impact fees to Gallatin Gateway School
- \$23,740 from Gateway Village, LLC to Gallatin Gateway School for the cost of the 2015 failed levy

2019 Gateway Village, LLC receives change in phasing which keeps the approval of the preliminary plat (8 phases to 5)

Summer 2020 Cross Harbor Capital purchases Gateway Village

Cross Harbor Capital is the parent company for the Yellowstone Club and Lone Mountain Land Co. (Moonlight Basin, Towne Centre, Spanish Peaks). They are also the parent company to a Housing Fund corporation that develops affordable housing to meet the housing needs for employees of the Yellowstone Club and Lone Mountain Land Co. The Housing Fund is the entity developing Gateway Village.

The preliminary plat has 191 housing lots. A minimum of 25 on the East Boundary must hold single family homes. It can have no more than 96 manufactured or modular homes (no trailer homes). Lots can have duplexes and tri-plexes. None of the homes will have less than 3 bedrooms.

In total, Gateway Village plans to have 354 “front doors,” which would be a combination of the aforementioned housing types.

Of the 354 domiciles, approximately 80% will be rentals.

Gateway Village plans to have phases 1 and 2 complete by the end of Summer 2021. Phase 1 has at least 10 single family residences, and 67 additional lots. Phase 2 has 39 lots. Total lots developed by end of summer 2021 could be around 116 (that is not an estimate of number of “front doors”).

The final plat has not been filed, but according to Chris Scott, Gallatin County Planner, that is just a checklist formality that the developer has the proper infrastructure in place to begin building homes.

There may be an opportunity to discuss land (not within the subdivision) purchase; however, because the property would not be contiguous to the current school property, the purchase of the land would have to go to a vote. If land were donated (by anyone), it would not have to go to a vote.

My next conversation with Mr. Ducuennois will hopefully be toward the end of the month.

Some Numbers:

Conservatively, if 1 out of 10 “front doors” has a school-aged child (K-8), we see an increase of 35-36 students (current enrollment is 153) – two classrooms using our current FTE ratios.

Liberally, if 3 out of 10 “front doors” has a school-aged child (K-8), we see an increase of over 100 kids. This is 4 to 5 additional classrooms.

Radically, if 5 out of 10 “front doors) has a school-aged child (K-8), we see an increase of 175 kids – more than double our current enrollment. This is around 9 additional classrooms.