

Minutes
Teton County Housing Authority
Board of Directors Meeting
March 19, 2009
BCC Chambers, 200 S. Willow Street

Call to order: Chairperson Diana Welch called the meeting to order at 4:36

Roll call on the record: Emily Van Engel, Billi Jennings, Jack Stout, Diana Welch, Patti Patterson, Shelley Holland, Christine Walker and Stacy Stoker

Determination if Quorum is present: Diana Welch determined there was a quorum present.

Adoption of Agenda: Christine informed the board we need to move two items from old business on this agenda to the May meeting. With that change Jack Stout moved to adopt the agenda as presented with the change and Shelley Holland seconded it. All in favor, agenda adopted.

Approval of minutes: Jack Stout moved to approve the February board meeting minutes as presented and Patti Patterson seconded it, all in favor, February minutes approved.

Review and Acceptance of Financial Statements: After brief discussion, Shelley Holland moved to approve and accept the February financials as presented and Jack Stout seconded it, all in favor, February financials approved.

Communications:

- A. **Housing Trust Update:** Anne Hayden-Cresswell presented drawings from the Hall Street development. Anne and Arne met with Jack, Patti, Stacy, and Christine earlier in the week to give them a chance to look at the drawings. There was brief discussion. There will be 4 three-bedroom units, 4 one-plus-bedroom units, 4 one-bedroom units and 2 accessible. The Trust has been in the process of hiring a director of operations and received 60 applicants. They hired Kay Jones and she will start on April 1st.
- B. **Habitat for Humanity Update:** Terri Marino was not present as the ReStore remodel was taking place.

Public Comment: None

Communication from Board Liaisons: Commissioner Schwartz was present he had nothing to discuss but was there if anyone had any questions for him. Councilman Lenz was present and said he wished the Council had an answer on the Karns Meadows property. He thinks they are getting closer to getting it nailed down. The Town met this week and voted to raise the housing mitigation rates from 15 to 25 percent on new residential development. The new rate should be effective the first part of May.

Directors Report:

In regards to the standard documents (special restrictions for affordable housing, employee housing, accessory residential units, contracts, facilitations agreements) Christine is meeting with several attorneys on Friday to go over the forms they have so far. That meeting will take place at TCHA offices.

The Blue Ribbon panel will be advertised after spring break and they will put a selection committee together to choose the applicants and that should take about two months. Then they will meet twice a month for 6 months.

The Educational campaign is up and running. We have boards up at the Betty Rock, The Brew Pub and the Library. There have been no negative comments so far. We feel maybe we have made some progress. We are very excited about this.

Old Business:

- A. **Wilson Park:** Christine handed out a tally of total lottery sheets we have received to date to the board and the total is 284. The bulk of the applicants are in Category 1. There was an open house today and there was a steady stream of people in the house at all times. The lottery closes March 27th and we plan to select the winners during spring break and notify on April 14th. We anticipate the closings in mid-June and hope to have the landscaping completed by then. Habitat hopes to start building in May and Rob and Cindy Williams have no plans to build at this time.
- B. **Capital Improvements:** Moved to May's meeting
- C. **Financing/Refinancing Policy:** Moved to May's meeting

- D. **Deed – Earn 75% of income locally:** It was recommended to discuss this item with the Board of County Commissioners at the semi-annual luncheon.

New Business:

- A. **FY 09/10 Budget:** Christine reviewed FY09/10 budget with the board. She asked them to review it and contact her with any questions.

Items from Staff: None

Executive Session: None

Adjournment:

Jack Stout moved to adjourn from our regular meeting at 5:30 p.m. and Shelley Holland seconded. All in favor, meeting adjourned.

Respectfully Submitted,
Billi Jennings
Office Manager

Special Meeting
Teton County Housing Authority
Board of Directors
BCC Chambers 200 S. Willow Street
March 19, 2009

Call to order: Diana called the meeting to order at 5:30 p.m.

Attendance: Emily Van Engel, Billi Jennings, Jack Stout, Diana Welch, Patti Patterson, Shelley Holland, Christine Walker, and Stacy Stoker

Quorum: The quorum was still present from the regular meeting.

Purpose: Chairperson Diana Welch addressed the board, Mr. Olson and Mr. Sullivan. The board had received a letter from Mr. Sullivan on behalf of Mr. Olson and was requesting the board consider allowing Mr. Olson leniency to waive the portion of the deed restrictions that states he must use the home as his primary residence and must live there for no less than nine months out of the year. Mr. Olson is requesting for a period of no longer than two years not live in his home and rent a portion of it out. In our previous board meeting Mr. Olson's attorney confirmed Mr. Olson was not living in his home for that allotted amount of time so he is in violation of his deed restriction.

After lengthy discussion Jack Stout moved to deny Mr. Olson's request for leniency based on the violation of the deed restrictions for sage meadows. Patti Patterson seconded it, any further discussion, all in favor, motion passes 4-0 with Hal Hutchinson absent.

Given the request was denied the next step is to ask Mr. Olson if he was willing to sell his home without taking it to a contested hearing. Mr. Olson said at this time he could not commit.

After more deliberation Jack Stout moved to direct staff to work with Mr. Radda and the attorney for Mr. Olson to select a hearing officer and decide on dates for a contested hearing. Patti Patterson seconded.

After brief discussion Jack Stout amended his original motion to say that if we have not heard from Mr. Olson or his council either written or verbally or with a letter of intent to sell by March 27, 2009 at 5 p.m. he directs staff to work with Jim Radda and the attorney for Mr. Olson to select a hearing officer and decide on dates for a contested hearing. Patti Patterson seconded, further discussion, all in favor, motion passed 4 to 0 with Hal Hutchinson absent.

Patti Patterson moved to adjourn from the special meeting at 5:53 p.m. and Jack Stout seconded. All in favor, meeting adjourned.

Respectfully submitted,
Billi Jennings