

Minutes
TCHA Board of Commissioners Regular Meeting
November 15, 2007
BCC Chambers

Call to order: Chairman Jack Stout called the meeting to order at 4:32 p.m.

Roll Call on the Record: Billi Jennings, Hal Hutchinson, Diana Welch, Jack Stout, Patti Patterson, Cathy Wyer, Christine Walker and Stacy Stoker

Determination if Quorum is Present: Jack determined that a quorum is present.

Approval of Minutes: Diana moved to approve the minutes as is and Cathy seconded. Further discussion, all in favor, motion passed.

Adoption of Agenda: A revised agenda was handed out at the beginning of the meeting with a few minor changes. Patti moved to adopt the revised agenda and Cathy seconded. Further discussion, all in favor, motion passed.

Review and approval of Financial Statements: Jack asked if anyone had any questions or comments on the financial statements. Patti explained to the board that the grant expense line item number 7115 on page two of the profit and loss was for landscaping for Melody Ranch. No further discussion, Patti moved to accept the financials as presented and Cathy seconded. All in favor, motion passed.

Communications:

- a. **Habitat for Humanity Update.** Habitat Executive Director Terri Marino is on Vacation

- b. **Housing Trust Update.** Anne Hayden presented an update on the Housing Trust. They have received final development plan approval for McCabe corner. Ten of the fifteen foundations are completed for Glory View. They just approved the work plan and budget for 2008. And they are busy wrapping up year-end items.

Public Comment: None

Communication from Board Liaisons: Commissioner Ellis was present; he thanked Stacy and the Housing Authority for breakfast at the department head meeting on Wednesday, which was held at the TCHA offices. He said the renovation looks great.

Director's Report: One TCHA board member asked if we had taken steps towards the new database. Christine responded that we are seeking additional bids and a budget amendment. Staff is also looking into working with other County Departments. There was discussion on that.

Commissioner Schwartz arrived at 4:40

There was brief discussion on the Town and County raising the mitigation rate. It went through on the County level with no problems but the town had some public comment against so they set up a workshop for Dec 19th.

There was a question from the director's report regarding the Tier 1 task force and updating the commercial mitigation to allow for ownership units and Christine clarified that.

There was limited participation in the comp plan discussion and not a big turn out from the housing entities so Christine encouraged TCHA board to attend and make public comment. For those who might not be able to attend there is also a link on the website where they can review the information and make comment.

Bob Lenz arrived 4:47

Old Business:

- a. Consideration of Ratification of the Agreement for the Sale and Purchase of Real Property, entered into between the Housing Authority (Purchasers) and Erving and Caryl Mantey (Sellers), in May, 2007, with respect to a 5-acre parcel located on Cheney Lane, Teton County, Wyoming:** Mr. Radda was present to ask TCHA board to consider Ratification again on the Agreement for the sale and purchase of real property entered into between the Housing Authority (Purchasers) and Erving and Caryl Mantey (Sellers). When we met at TCHA Board meeting on September 20, 2007 and ratified it, the legal notice posted was not posted one week and one day prior

to the meeting so we may have a potential violation of the open meeting act. The deadline for the paper was missed by one and one half hours so from a legal stand point Mr. Radda feels it would be in the Housing Authority's best interest to discuss ratifying it again. Mr. Radda again asked the board to consider all of their options and discuss it completely before making any decisions. There was a recap of the discussion from the last meeting discussing the merits and possible non-merits. Diana moved to ratify the agreement for the sale and purchase of real property, entered into between the Housing Authority (Purchasers) and Erving and Caryl Mantey (Sellers), in May 2007, with respect to a 5-acre parcel located on Cheney Lane, Teton County, Wyoming. Board chair asked if there was any public comment, there was none. Patti seconded the motion, further discussion, all in favor, motion passes 5-0.

b. Database Process: Clarified in the directors report

New Business:

- a. **JH Golf & Tennis affordable housing revised plans, presentation from David O'Neil:** Mr. O'Neil is an affordable housing developer from Boulder Colorado. He is taking over the obligation for JH Golf & Tennis and is here to present possible ideas. Chris Hawks also in attendance shared a few words after Mr. O'Neil finished up.
- b. **Residential Fee-in-lieu increase:** Christine is looking for a motion from the board in updating the residential affordable housing fees for residential development only. They are considering upping the mitigation rates and if that happened the fee in lieu would not be used as often. It does not look like the town is going to raise their mitigation rate and if they do it may be some time out. There was some discussion and Christine mentioned a recommendation is needed from the board to present the text amendment. Diana moved to direct staff to prepare a text amendment to update the residential fee-in-lieu based on the recommendations of the Tier 1 task force to actual home sales prices and condos in town. Patti seconded it, further discussion, all in favor, motion passed 5-0.
- c. **Preference on next 2-bedroom home for specific individual:** Due to unforeseen circumstances TCHA staff made an error and notified an applicant that they had received a home in a recent lottery when in

fact that applicant had not. TCHA staff thought after discussions with County Attorney Jim Radda, that they should come before the board and recommend that the next home that is within this applicant's qualification the home be given to him. After brief discussion TCHA board was not comfortable in doing this given the amount of people in need of a home. It is the boards recommendation we do not give this applicant preference however they do feel that a good tiding to him for our error seems very appropriate.

Items from Staff:

- a. **Military Service:** A staff report was presented to the board explaining we have an applicant who was born and raised in Teton County but left to serve in the Military for 10 years and now he is back and working in Teton County but because he has been gone for that amount of time he is no longer in the 4-year preference. After brief discussion Cathy moved to change the current 4 year preference policy if they left Teton county to serve in the military, then she amended what she said and moved that if a person attends high school or works in Teton County and leaves to attend school, or join one of the military branches, then returns to work in Teton County, they can have the 4-year preference. Diana seconded it, all in favor, further discussion, and motion passed 4-0 with Hal Hutchinson absent, as he had to attend another public meeting.

- b. **Housing Trust Retreats** – There was discussion on the retreats with the Housing Trust and Christine has been in touch with the facilitator and the first dates available are the 2nd and 3rd of January. Those dates seemed fine with the board. The estimated cost for just the first step is \$8000.

Executive Session:

None

Patti moved to adjourn the meeting at 6:10 p.m. and Cathy seconded it. Meeting adjourned.

**Respectfully Submitted,
Billi Jennings, Office Manager TCHA**