

**Minutes for the
Teton County Housing Authority
Board of Directors Regular Meeting
September 18, 2008
BCC Chambers, 200 S. Willow Street**

Call to order: Chairman Jack Stout called the meeting to order at 4:34

Roll call on the record: Billi Jennings, Hal Hutchinson, Jack Stout, Patti Patterson, Shelley Holland, and Christine Walker. Stacy Stoker arrived shortly after the meeting began.

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

Adoption of agenda: Christine announced there would be a special meeting at the end of tonight's meeting which was requested by Jim Radda no other changes to the agenda. Patti moved to approve the agenda with the addition of the special meeting and Shelley seconded it. All in favor, agenda adopted.

Approval of minutes: Jack asked if everyone was able to review both July and August minutes. One board member noticed a spelling error in the July minutes. Patti move to approve the July minutes with the spelling correction and Shelley seconded it. All in favor, July minutes passed.

Patti moved to approve the August minutes as presented and Jack being the only other board member present from that meeting seconded it. All in favor, August minutes approved.

Review and Acceptance of Financial Statements: After brief discussion of the current financials Patti moved to accept the financials as presented and Hal seconded it. All in favor, financials accepted.

Communications:

- a. **Housing Trust update:** Anne Hayden-Cresswell updated TCHA on the Housing Trust. All 15 units in Glory View are in the ground. Eight will close by the first week of October and all the rest hopefully by

thanksgiving. There will be a luncheon on site Friday October 17. Invites will be going out this week, please save the date.

Early last week the Housing Trust submitted a text amendment for their three parcels in the Town of Jackson. They are requesting a 25% FAR bonus which would allow the Housing Trust to do the same exact density as Kelly Street and Arbor Place. Meetings are scheduled for the end of September in the three different neighborhoods and they expect to submit a sketch plan to the Town by mid October.

At the last housing Trust board meeting there was a presentation from Carney Architects involving the lot adjacent to the parking garage that they are looking into partnering with the Town on. It will be presented to the Town formally over the next several weeks.

The Housing Trust feels very strongly about being a part of the Comp Plan revision so at their last board meeting they committed to participating in it as much as possible.

Regarding the neighborhood meetings TCHA asked if there were specific dates so that they could schedule to attend. The dates are September 29th and October 1st at the Senior Center.

b. Habitat for Humanity update: Terri Marino was present to update on Habitat for Humanity. Just before Labor Day they closed on a house in Melody Ranch.

They are currently going through the family selection on the home in Wilson. Habitat is also working on saving the trees that exist currently on that lot in Wilson.

Bruce Hawtin has recently joined the board of Habitat.

Public Comment: None

Communication from Board Liaisons: Commissioner Ellis was present with nothing to report.

Director's Report: Jack asked if there were any comments on the director's report. Christine asked the board to update their calendars for the Ki

Thoughtbridge process which is set for November 11. No time has been set so she just asked the board to mark out the whole day. It should only take a few hours but no specific time has been set.

We have an intern that has started at TCHA. His name is Jamie Storrs and he is working two days a week until November doing odd job. He attended Colorado College and did his thesis on affordable housing in resort communities and wanted to see how the operation side of things worked.

Christine has had one interview for a full time staff person. There will be more planned going forward.

The October meeting is cancelled and both the November and December meetings will be moved up a week. They will be at the BCC Chambers November 13th and December 11th.

Commissioner Schwartz arrived at 5:36

Commissioner Schwartz was asked if he had anything to say. He just returned from a meeting in Casper and had nothing to report at this time.

Old Business:

- a. **Wilson Park:** On schedule and looking great.

New Business:

- a. **Guidelines- Square Footage Requirements-** moved to next meeting.
- b. **Part 1, 2 & 3-TCHA Guidelines-** Lengthy discussion. Parts one and two tabled for more required information and then Shelley made a motion to accept section three of the affordable housing ownership guidelines and Patti seconded it. All in favor, motion passes 4-0.
- c. **Payment to Williams-Budget Amendment-** Christine requested from the board that they discuss re-payment to the Williams early. They have had some extenuating circumstances and it would prove helpful to them if payment could be received early. A Budget amendment would be required. Patti move to amend the current fiscal year budget for TCHA to allow for payment to Mr. Williams of approximately \$72,000. Hal seconded it, further discussion, Christine just wanted to share with the

board because Mr. Williams helped out with the infrastructure cost it saved the county over \$150,000. All in favor, motion passed 4-0.

- d. Community Foundation Grant Request-** TCHA is working with Charlotte Reynolds from the county to help prepare a grant to the Community Foundation to fund phase three of the Ki Thoughtbridge process. In order to move forward we would need a resolution to submit with the request. Patti motion to support the grant application to the Community Foundation for the Ki Thoughtbridge phase three. Hal seconded it; all in favor motion passes 4-0.

Items from Staff: The historical society is looking for a place to rent and may be interested in the School Districts office space after their lease ends.

Executive Session: None

Adjournment: Patti moved to adjourn the meeting at 6:08 p.m. and Shelley seconded it. All in favor, meeting adjourned.

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