

**Minutes of Meeting  
Buildings & Grounds  
February 28, 2020  
10:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda item. Also present were Buildings & Grounds (B&G) Operations Manager Greg Manley and Deputy Clerk Tina Ginorio. Also present were Kootenai County Residents Zoe Ann Thrumman, Deborah Mitchell and Julienne Dance.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 10:06 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Discussion Item):**

**Discussion with Julienne Dance Regarding the Progress of the Music Conservatory at the Romer Building.**

Julienne Dance, representing the Music Conservatory, provided a progress update. She reported that they had viewed the house twice and had decided against using the basement for classes at this time. She said she had been in contact with Cory Trapp, of Longwell Trapp Architects, to begin planning the renovation. Ms. Dance stated that they intended to hold weekly meetings and added that a Go Fund Me site was being set up for the project.

Kootenai County Resident Zoe Ann Thrumman expressed her approval and indicated she had a large number of contacts who intended to get involved.

Ms. Dance discussed different possibilities for financing the building.

Commissioner Leslie Duncan commented that, if the building were sold outright, the County would have to charge the market value. She noted that a lease-to-buy arrangement would also be an option. She reminded those present that Commissioner Bill Brooks had requested that Ms. Dance and her group be given an additional 90 days beyond the original end date of March 31, 2020, to allow them more time to arrange financing and develop plans.

Ms. Dance read a proposed Memorandum of Understanding stating conditions under which the Music Conservatory would undertake a lease. She explained they would pay for all the renovations of the house, in compliance with safety requirements and ADA (Americans with Disabilities Act) codes. She added that they would cover expenses for utilities, insurance and maintenance for the house and abide parking regulations. In return, she said they hoped the County would lease the building to them, rent-free for five years in return for the renovations, pay the property taxes and give the Music Conservatory first rights of refusal should the County decide to sell the house.

Commissioner Brooks suggested that they consider asking prospective sponsors to make provision for the Music Conservatory in their wills. He said that, as a former fund-raiser, he had found that sort of ongoing financial support very useful.

Commissioner Duncan said she would give the provided documents to Legal for review and direction on how to proceed.

Kootenai County Resident Deborah Mitchell voiced her enthusiasm for the project.

**D. Public Comment (Discussion):** This section is reserved for citizens wishing to address the Board regarding a County-related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There was no public comment.

**E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 10:38 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk

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