

**Minutes of Meeting
Buildings & Grounds
September 9, 2020
1:00 p.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 Finance Director Dena Darrow, Buildings & Grounds (B&G) Operations Manager Greg Manley, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Communications Manager Nancy Jones and Deputy Clerk Tina Ginorio. Also present were Kootenai County Residents Walter Burns, Marshall Mitchell, Deborah Mitchell, ZoeAnn Thrumman and Julianne Dance. Mr. Braden attended via teleconference.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 1:06 p.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Action):**

Romer (Hamilton) House and Music Conservatory Update

Chairman Fillios commented that, while the approximate value of the land on which the Romer House was located was about \$850,000 if considered under its “highest and best use”, the restrictive covenants that would be inserted into the deed would cause a substantial reduction. He reminded those present that the BOCC had paid \$425,000 for the property in 2017.

Kootenai County Resident Julianne Dance, who had led the effort to convert the Romer House into a Music Conservatory, explained that a private citizen had expressed interest in purchasing the property as a future investment and allowing her group to use it. She added that a second individual had voiced a desire to participate in such an investment and a third person had offered to help with the building’s renovation.

The Commissioners and those present discussed at length the impact the deed restrictions would have on the property’s eventual value as an investment, the duration of the restrictions and the process through which it would need to pass should it be leased to another nonprofit group or sold in the future.

Finance Director Dena Darrow reported that the County’s total investment in the Romer House at the moment was \$428,191.92.

Commissioner Leslie Duncan moved that the Board put the Romer/Hamilton House up for sale, with bids to be received by 2:00 p.m. September 29, 2020, with a minimum bid of \$500,000 and the following deed restrictions: restrict number of stories of any buildings on the premises to two, use to be restricted to music conservatory or other nonprofit purposes, prohibit use as a residence or for-profit commercial purposes, no use by persons or entities that discriminate on the basis of race, ethnicity, color, creed, religion, national origin, sex, age, sexual orientation, gender identity or genetic information, with a time limit of ten years and restrictions able to be rendered null and void upon conveyance to a governmental entity or historical society, with the clause that the property would revert back to County ownership for breach of deed restrictions, abandonment, dissolution of entity/owner, etc. Commissioner Bill Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks: Nay

Commissioner Duncan: Aye

Chairman Fillios: Aye

The motion carried.

D. Public Comment: 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 were no public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 1:50 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
