

**Minutes of Meeting
Buildings & Grounds
October 8, 2020
8:30 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 Treasurer Steve Matheson, Community Development Director David Callahan, Buildings & Grounds (B&G) Operations Manager Greg Manley, Civil Deputy Prosecuting Attorneys R. David Ferguson and Pat Braden, BOCC Communications Manager Nancy Jones and Deputy Clerk Tina Ginorio. Also present were Kootenai County Residents Cindy Nunn, Zoe Ann Thruman, David Morgan, Donn Eckenroth, Dwane Rasmussen, Katie Skidmore, Linda Kulesza, Ron Deady, Deanne Deady, Deborah Mitchell, Marshall Mitchell, Larry Spencer, Julianne Dance, Richard Dance, Marie Widmyer, Coeur d'Alene Mayor Steve Widmyer, and Coeur d'Alene Press Reporter Madison Hardy.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 8:32.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Action):**

To Consider Approval of the Sale of the Romer Building – 627 N Government Way, CDA

Chairman Fillios reviewed the history of the Romer House since it had been purchased by the County three years ago for \$420,000. He commented that the County could not expect to sell the property with the included deed restrictions for what it might have brought had it been evaluated under its “highest and best use.”

Coeur d'Alene Mayor Steve Widmyer stated that he and Pepper Smock had created an LLC (Limited Liability Company) and made an offer for the Romer Building. He asked that an additional item be included in the deed, providing the owner with a set amount of time to cure any breeches in the deed restrictions.

Civil Deputy Prosecuting Attorney Pat Braden indicated he did not see a problem with including the requested statement in the documents. He suggested a time period of 30 to 60 days, or “such longer time as the parties may agree.”

General agreement was voiced by the Commissioners.

Commissioner Leslie Duncan read a statement into the record in which she outlined her personal position on the acquisition and disposition of the Romer House. She noted she had not been in favor of selling it, but understood the position of the neighbors and the Coeur d'Alene Music Conservatory. She indicated her discomfort with the decision to sell the property was based upon her commitment to seek the most advantageous action for the taxpayers of Kootenai County. She asked that the LLC give the County first right of refusal should they ever decide to sell the property.

Mayor Widmyer indicated acceptance of her request.

Commissioner Bill Brooks stated he did not think the County should ever have bought the Romer House in the first place. He commented that it complicated the County's position in a number of areas.

Chairman Fillios reported that the property had been advertised and promoted correctly. He said the notice of bid had appeared in the papers as required by statute.

Kootenai County Resident Larry Spencer voiced his agreement with Commissioner Brooks' statement. He added that the deed restrictions could be circumvented, if a person really wanted to do so. He described, step by step, how it could be done.

Kootenai County Resident Deborah Mitchell responded with the information that Mayor Widmyer had stated his intention to having the property added to the National Historic Register, which would protect it from the things Mr. Spencer had said could happen.

Mayor Widmyer stated that the offer was made under the name 627 Government Way, LLC. He said they intended to preserve the property, not to develop it.

Chairman Fillios stated that he trusted the motivations and expressed intent of Mayor Widmyer and his partner in the LLC.

Commissioner Brooks moved that the Board sell 627 North Government Way to the LLC known as "627 Government Way" co-owned by Pepper Smock and Mayor Widmyer for the price of \$500,001 since the County was unsuccessful in soliciting an acceptable bid when the property was placed for auction, closing to occur within 21 days, all covenants and restrictions to be applied and the buyer's choice of title company to be utilized,. Chairman Fillios seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks:	Aye
Commissioner Duncan:	Nay
Chairman Fillios:	Aye

The motion carried.

Commissioner Brooks remarked that some materials belonging to the County were stored on the property and would have to be removed.

Commissioner Duncan noted that her negative vote was based on her desire to take additional time to consider their options.

- 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 additional public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 8:57 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
