

FHA DEVELOPMENT, INC.  
SPECIAL Meeting Minutes  
Monday, July 19<sup>th</sup>, 2021, 3:00 pm  
Via Zoom

**I. Call to Order**

The special meeting of the FHA Development Board of Directors was called to order at 3:00 pm, Monday July 19<sup>th</sup>, 2021.

**II. Roll Call**

All Directors were in attendance, along with Interim Executive Director Berry and Sarah Marsh, realty representative for FHAD, Mr. Paxton, and other members of the public.

**III. Review and Approval of Agenda**

The purpose of today's special session is to review the contract counteroffer agreement for the Northgate property and the ERA report.

There was a proposal to consider the counteroffer for the 12<sup>th</sup> Street apartments as well.

The agenda was approved with the requested additions.

**IV. Old Business**

**A. Update: Northgate Property**

Ms. Marsh reviewed the new offer provided by the 51 ARM group for the purchase of the Highway Inn, including contingencies.

There was a question as to whether the survey from when FHAD acquired the property could be used. There was further discussion regarding the closing timeline.

Ms. Marsh strongly recommended considering this offer. There was discussion regarding the Board's priorities in the sale of this property. She reviewed the contract provided by the buyer.

The floor was opened for public comment.

Kristifier Paxton asked about the support of the planning division regarding the UT zoning of this location. There was discussion surrounding the rezoning request.

There was a request for a comment on how the purchase and development of this property was in alignment with FHAD's vision. Chair Terry also clarified details about Patriot Park.

There was discussion as to why buyers would not buy the property outright in regards to the rezoning issue and what FHAD can accommodate.

Mr. Paxton gave information regarding what happens on the Planning Commission's side.

There was a proposal to request that if buyers want additional surveys beyond what the initial survey shows, that they pay for it. There is also a recommendation to go with the

standard closing deadline as indicated by Ms. Marsh, which led to further discussion among the Directors.

There was a motion made to counteroffer with if additional survey work is needed that it be paid for by the buyer, the rezoning timeline, and a standard closing within 30-45 days. The motion was seconded and opened for public comment.

Interim Deputy Director Dempsey asked if Café Rue Orleans was included in the sale, and inquired as to the transition plan as it pertains to current tenants that would allow them time to find affordable housing.

There was a request from the Board to forward current lease agreements to Interim Executive Berry to share with the Board for potential buyers.

The motion was brought back to the Board, and the motion passed with a unanimous vote.

#### **B. 12<sup>th</sup> Street Backup offer**

Ms. Marsh reviewed the backup offer made by Konrad Siemek and the advantages to having a backup offer. There was a motion to accept the backup offer, and a second; the discussion was moved to public comment.

Sarah Moore, resident of Fayetteville, encouraged the Directors to make the first offer work as it aligns with FHAD's values.

There was a question as to whether it would be better to relist or accept Mr. Siemek's offer in case the first offer falls through.

A vote was called, and the motion passed unanimously.

#### **C. ERA report**

Chair Terry reviewed the ERA report received from Interim Executive Director Berry.

There was a question as to other staff members' contributions to FHAD.

There was a request to focus on the five highest-owing residents and get them registered for the ERA program, as well as for clarifying edits to the spreadsheet.

Ms. Moore encouraged FHAD to be more aggressive with pursuing ERA funding due to the upcoming end of the moratorium.

Director of Housing Butler spoke about staff experiences with the Washington County ERA portal.

There was a request for a narrative detailing the difficulties with the ERA programs as well as capturing questions regarding anticipated timelines.

There was discussion regarding issues with documents and technology for applying to ERA.

There was a request to start going to properties to help residents apply to Washington County ERA earlier in the week rather than later.

#### **V. Adjournment**

The meeting was adjourned at 5:00 pm.