

Rocky Mountain Development Council, Inc.
Special Board of Directors' Meeting
September 29, 2011
Great Northern Best Western

President Debbie Havens called the meeting to order at 9:00 am with a quorum present to include: Debbie Havens , Daniel Pocha, Lee Shoup, Jon Chacopulos, Jerry Loendorf, Joan Anderson, Rachel Haberman, Helen Fandrich, Brian Garrity, Andrea Edgar, Derek Brown, and Elaine Graveley.

Members absent include: Matt Kuntz, Keith Meyer (came after recess), and Dave Kirsch.

President Debbie Havens asked for public comment on any item on the agenda with none given.

This special meeting was called to extend the agreement between Caird Engineering Works, Inc., and Rocky Mountain Development Council, Inc. Gene presented a copy of an extension agreement to the board members that were present. His recommendation being to move forward with this extension and to write a check to Lewis and Clark County Treasurer to pay \$29,000 to bring the taxes current on the Caird property. It is fact, that someone from Great Falls has paid the back taxes, in hopes of eventually obtaining the property. Gene reminded members that one reason HUD awarded the grant is because the taxes were in arrears. Jerry stated the \$29,000 would be on a promissory note, with contingences in place on zoning, environmental cleanup and neighborhood acceptance.

Discussion ensued and Jon Chacopulos made a motion to move forward with the extension agreement with only the \$1,000.00 in place. Elaine seconded the motion, but withdrew it. The motion died on the floor. Helen Fandrich was concerned about the lack of title insurance. A recess was called at 9:45 am with continuance after the board training.

Daniel Pocha moved to approve a recess until after the board training.
Helena Fandrich seconded the motion which passed unanimously.

The board meeting resumed at 11:50 am, with Bill Roberts and Lee Shoup absent and Keith Meyer present. Jerry reported there was preliminary title insurance issued in 2009. This showed Caird as owner, fee simple interest in the property. There were no remarkable outstanding issues other than the debt owed to the previous owner. The sales price would be adequate to satisfy that.

Mat Rude, Program Manager of RMDC Affordable Housing Development, stated the back taxes were paid yesterday, September 28, 2011 by someone from Great Falls. There is a lien on the property, but no action can take place until May, 2013. The Zoning Commission will meet and bring forward their recommendation to the City Commission. Real estate agent, Joe Mueller stated that the seller has complied, in good faith with all of RMDC's extensions and requests without any additional expenses to the buyer. If RMDC does not continue to move forward please give notice to the sellers by tomorrow.

Daniel Pocha moved to approve the buy/sell Extension Agreement as written.
Andrea Edgar seconded the motion which passed unanimously.

