

**ADMINISTRATION AND FINANCE COMMITTEE
CITY COUNCIL CHAMBERS
140 WEST PINE STREET
MISSOULA MONTANA
May 23, 2012 1:05-1:45 pm**

Members present: Mike O'Herron acting as Chair; Jason Wiener, Bob Jaffe, Adam Hertz, Dick Haines, Caitlin Copple, Jon Wilkins, Ed Childers.

Members absent: Cynthia Wolken, Alex Taft,

Others present: Jim Morton, Paul Bohan, Nancy Harte, Marty Rehbein, Scott Paasch, Brentt Ramharter, Dee Andersen.

I. Administrative Business

A. Approve Committee Minutes: [May 16, 2012](#)-approved as submitted.

B. Public Comment on items not listed on the agenda:

Paul Bohan expressed concern about the presented budget; he spoke about the Mountain line costs. He said people need to read the FY11 MRA audit. The MRA controls a good percentage of our City budget. He wants it to be open and transparent. He said he can't find the information he needs easily on the civic stadium.

II. Consent Agenda

A. Approve claims (accounts payable). -Consent Agenda (Brentt Ramharter)

MOTION: The committee recommends the City Council approve [claims](#) totaling \$820,574.23. ([Detailed claims](#)) 5/29/12

B. Approve Home Investment Partnerships program (HOME) award agreement H-12-01 with the District XI Human Resource Council (HRC) in the amount of \$323,700 for assistance to at least ten (10) low- and moderate-income first-time homebuyers in the form of down payment assistance, closing costs, and homebuyer education per Resolution Number 7672. ([memo](#))—Regular Agenda (Nancy Harte) **REMOVE FROM AGENDA**

MOTION: The committee recommends the City Council approve and authorize the Mayor to sign Home Investment Partnerships program (HOME) award agreement number H-12-01 with District XI Human Resource Council in the amount of \$323,700.00 for assistance to at least ten low- and moderate-income first-time homebuyers in the form of down payment assistance, closing costs, and education, as authorized in City Council Resolution Number 7672.

Nancy Hart, OPG, said the resolution was passed in February of 2012. The funds awarded will be used by the Human Resource Council for first time home buyers assistance. It will assist at least 10 home buyers. Many times the home buyers use less than the \$32,000 available to them and the remainder goes back into the fund and more home buyers can be helped.

Jim Morton, Human Resource Council, said we have a zero loss rate. We keep loaning it and we have never refused a loan.

Jon Wilkins said he is happy to support this and asked if there is also a rural program for the County.

Mr. Morton said yes, we are reapplying and it will start in a few months

Bob Jaffe asked if these are zero percent interest loans.

Mr. Morton said it is tied to the Board of Housing rates on the day of closing.

Mr. Jaffe asked how it compares to market rate loans.

Mr. Morton said the Board rate is 3.7% and we use them as a bench mark.

Mr. Jaffe asked if the amount of the load is rigid.

Mr. Morton said we have the first lender issue a letter to the applicant so we assume they are qualified, and then they have to show need and then its 29% of their income.

Adam Hertz asked if they are deferred interest loans.

Mr. Morton said it is deferred until the transfer of title or the loan is paid off.

Jason Wiener moved to approve

Upon a voice vote, the motion carried unanimously.

- C. A resolution modifying resolution number 7643, relating to \$1,555,000 Civic Stadium revenue bonds. ([memo](#))—Regular Agenda (Ellen Buchanan) **REMOVE FROM AGENDA**

Motion: The committee recommends the City Council approve a Resolution Relating to \$1,555,000 Civic Stadium Revenue Bonds (Taxable), Series 2012, amending Resolution No. 7643.

Ellen Buchanan MRA, stated the there are some changes to the language in the resolution. The original resolution states that their books are audited 150 day after the close of the fiscal year and now it will be amended to 180 days after the close of the fiscal year. The second change will harmonize the bond resolution with the paying agent/fiscal agent agreements. This modification will allow the paying agent fees to be paid from that excess after payment of principal and interest on the bonds. Any remaining surplus will be transferred to the Replacement and Depreciation Account.

Bob Jaffe asked what the estimated fee will be.

Ms. Buchanan said it will be less than \$1,000.

Mr. Jaffe asked for the status with the other lenders and the bank.

Ms. Buchanan said that was between the bank and other lenders.

Mr. Wiener moved to approve.

Upon a voice vote, the motion carried with Haines voting nay, but requested it be placed on the Consent Agenda

PUBLIC COMMENT:

Paul Bohan said he has looked into the Civic Stadium issue and can't seem to find the right information. We have an Urban Renewal District I which has expired and we drew a line around the stadium and said it was blighted. He can't seem to find the right person to ask. The residents should know why we need a stadium for 20 years. When the information is not available anything goes. If you can't tell us who the people are and Why they are getting another \$150,000 that is not right. He would like to see a report of how much money went to the stadium from the beginning. There seems to be a conflict of interest and an ethics issue by the people benefiting and in charge of things. One of them is a relative of someone from the Osprey. He had a financial stake in this. Did KPAX or the Missoulian state that they have a stake in the stadium? They are sponsoring concerts there. The City of Missoula can only use the stadium four days a month yet pouring money into it.

III. Regular Agenda

- A. Reappointment of Collin Bangs as a regular board member to the Missoula Housing Authority Board for a term starting on June 26, 2012 and ending June 25, 2017 and David Warren as a resident commissioner for a term starting June 26, 2012 and ending June 25, 2014. ([memo](#))—**Informational Only** (Mayor Engen)

Mike O'Herron announced the Mayor has re-appointed Collin Bangs as a regular board member to the Missoula Housing Authority Board for a term starting on June 26, 2012 and ending June 25, 2017 and David Warren as a resident commissioner for a term starting June 26, 2012 and ending June 25, 2014.

- B. Discuss the Capital Improvement Program for Fiscal Year 2013. ([memo](#))—Regular Agenda (Brentt Ramharter) (Referred to committee: 04/16/12) **HELD AND ONGOING DISCUSSION.**

NO MOTION-DISCUSSION ONLY

Ms. Buchanan said MRA has 4 new requests for the CIP this year. She reviewed CS11, CS12, PR09 and PR12.

Mr. Jaffe stated the sidewalk investments are obvious, and it was a stimulus for the construction industry. Are the residential neighborhoods where the sidewalks have been added increased its tax base.

Ms. Buchanan said yes, and the transformation of some of those streets is amazing.

It was stated that the southern boundary of the sidewalk projects was Dore Street.

Mr. Wilkins said this is a good thing he thanked MRA and expressed support for what they do.

Ms. Buchanan discussed the vandalism that is occurring at Silver Park and said even trees are being damaged.

IV. Held in committee

1. Approve claims. (Ongoing) (Consent Agenda)
2. Approve journal vouchers. (Ongoing) (Consent Agenda)
3. Approve budget transfers. (Ongoing) (Consent Agenda)
4. Amend Council rules to change the Council's regular meeting schedule to two meetings per month ([memo](#)).—Regular Agenda (Marty Rehbein) (Referred to committee: 06/07/10)
5. Discuss the disposition of surplus city land. ([memo](#))—Regular Agenda (Nancy Harte) (Referred to committee: 10/25/10)
6. Review the city's current policy for charging the public for various city-produced documents ([memo](#))—Regular Agenda (Dave Strohmaier) (Referred to committee: 12/06/10)
7. Review Missoula's insurance experience, particularly work comp; propose improvements if warranted. ([memo](#))—Regular Agenda (Ed Childers) (Referred to committee: 05/09/2011)
8. Review and approve updates to the City Council rules. ([memo](#))—Regular Agenda (Bob Jaffe) (Referred to committee: 04/09/12)

V. Adjournment

The meeting was adjourned at 1:55 pm

Respectfully submitted,

Dee Andersen
Administrative Secretary