



SILVERTON HOUSING AUTHORITY MEETING MINUTES

Silverton Town Hall – Monday, June 2, 2025

Call to Order & Roll Call – @5:30pm

ATTENTION: The Town of Silverton Housing Authority meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>

By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.

YouTube (live and recorded for later viewing, does not support public comment):

<https://www.youtube.com/channel/UCmJgal9IUXK5TZahHugprpQ>

If you would like to make a public comment during a specific Agenda Item, please submit a request to the SHA Director, Anne Chase achase@silverton.co.us

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Regular Meeting Closing Public Comment must be related to an agenda item.

Present: Trustee Schnitker, Trustee Wakefield, Trustee Gardiner, Trustee Halvorson, Trustee George, Mayor Pro Tem Harper, Mayor Kranker

Absent:

Staff: Administrator Kaasch-Buerger, Clerk Melina Marks, Housing Director Anne Chase

Silverton Housing Authority Meeting @5:30pm

AGENDA:

1. Staff / Board Revisions to Agenda
2. Public Comment
3. Approval of 5.12.25 Meeting Minutes

Trustee Gardiner moved, and Trustee George seconded to approve the 5.12.25 meeting minutes.

Passed unanimously with roll call.

4. Resolution 2025-06 A Resolution of the Housing authority of the Town of Silverton Authorizing Anvil Townhomes LLC to Enter into a Construction Loan Agreement for the Anvil Townhomes Development.
 - Director Anne Chase provided background regarding the proposed Resolution 2025-06.
 - Anne explained how this Resolution relates to the Silverton Compass Master Plan.
 - Anne explained the 2 different scenarios presented in the SHA packet.
 - Trustee Schnitker asked about the \$70,000 savings in construction cost.



- Bleeker Seaman with Tributary spoke about the cost-saving options.
- Jack Jones spoke about their communications with Fading West.
- Trustee George asked about option B where the cost of the houses go up, are they still actually affordable?
- Director Anne Chase explained the scale of AMI (area mean income) and the risks of option B.
- Mayor Kranker asked how confident staff feels they units will still sell.
- Anne said she still feels confident the units will sell, though it may take a little longer.
- Jack Jones noted that the 9 units would still be well below market rate, even if we had to go with option B.

5. Development Services Agreement - Anvil Townhomes.

- Director Anne Chase provided context regarding this development service agreement.

Trustee George moved, and Trustee Gardiner seconded to authorize Anvil Townhomes LLC to enter into a draft Development Services Agreement with Tributary Development LLC. Passed unanimously with roll call.

6/2/2025 Meeting Minutes Approved on 7/21/2025

A handwritten signature in black ink, appearing to read "Melina Marks", written over a horizontal line.

Melina Marks, SHA Appointed Secretary

A handwritten signature in black ink, appearing to read "Dayna Kranker", written over a horizontal line.

Dayna Kranker, Chairperson