

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING MINUTES

Tuesday, July 21, 2009, at 5:00PM

Ketchum City Hall, 480 East Avenue North
Ketchum, Idaho

Members Present:

Susan J. Passovoy, Chair
Linda Thorson, Treasurer
Nathan Fierman
Heather Kimmel
Anna Mathieu, Vice Chair
Chase Hamilton

Others Present:

Larry Helzel, Ketchum City Council
Michelle Griffith, ARCH

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

1. Call to Order/Approval of Agenda –Chair Susan J. Passovoy

The meeting was called to order by Chair Susan J. Passovoy at 5:10 PM. Susan J. Passovoy asked for requests to amending the Agenda. No changes were requested; so, the agenda was approved as presented.

2. Comments from the Public

Larry Helzel, a Ketchum City Council member, was present to report on his participation at the ‘2009 Learning Conference on State and Local Housing Policy’ in Chicago, Illinois, last week. He learned that HUD is the second fastest growing government entity. HUD’s work presently centers on three principals: Neighborhood Stabilization, creation of attractive rentals at or below 50% AMI, and tax credits. He attended primarily the housing land trust centered sessions.

Larry Helzel stressed the importance of the housing organizations in Blaine County budgeting annually for staff participation in the national and regional training institutes. His “take away” from the 2009 Learning Conference is that our individual housing organizations should strive to work even closer together in the future. A consolidated effort in the future would have greater impact on obtaining funding for housing.

3. Discussion/Action Items

A. Update on draft budget and funding requests to municipalities

Linda Thorson presented the FY Budget Proposal while keeping in mind the commitment to pay back the remaining monies owed to the Ketchum Reserve Fund; determining an amount equal

to a 10-week cash flow maintenance to carry into the next fiscal year; setting aside an asset maintenance reserve; and eliminating the (never used) 'contingency fund' from the budget. The proposal assumes BCHA will be fully funded in FY 2009-2010 as it has been in the current Fiscal Year. The Commissioners will be asked to review the 'Budget Amendment Proposal' at the August meeting in the hopes it can be adopted at the September meeting.

Linda Thorson requested the Board to approve a \$10,000 Ketchum Reserve Fund (KRF) payment immediately and commit another \$10,000 to the KRF to be paid September 30, 2009. Following a discussion that identified and resolved budget concerns, Nathan Fierman moved to approve an immediate check payment of \$10,000 to the principal amount owed on the KRF while committing another \$10,000 to be paid out September 30, 2009. Anna Mathieu seconded the motion and the motion passed unanimously.

[Susan J. Passovoy excused herself from the meeting; handing the gavel over to Vice-Chair Anna Mathieu.]

B. Cimarron CHU Deed Covenant – Resolution and Rescission

Kathy Grotto gave an overview of the process, to date, for the rescission of the Cimarron CH #2A Deed Restriction. Hearing no questions after the presentation, Nathan Fierman moved to approve "Resolution No. 2009-02" allowing the Deed Restriction to be removed from Cimarron CH #2A. Linda Thorson seconded the motion and the motion passed unanimously.

C. Update on Collaborative Housing Workshop

Heather Kimmel advised the other Commissioners of groundwork discussions she, Linda Thorson, and Michelle Griffith have had. Bring together different participants to understand the current state of community housing, dispel erroneous assumptions about current levels of affordability, and a look forward on how to shape the future recovery. Michelle Griffith suggested additional meetings before the Workshop, starting with a meeting with Kathy Grotto, to present a united housing agency focus.

D. Recruitment of Board Member

Christopher Simms, Brent Diehl, and Tracie Carlson have expressed interest in serving on the Board. Anna Mathieu asked BCHA Staff to research the BCHA By-laws for the process to re-appoint Heather Kimmel since her term expires in September.

E. BCHA Guidelines: 2009 Update – Kathy Grotto

Portions of the Community Housing Guidelines need to be updated each year. A sub-committee of the Board will meet with BCHA Staff recommending/supporting proposed changes. Susan J. Passovoy, Heather Kimmel, Chase Hamilton, and Kathy Grotto volunteered to be the CH Guideline reviewing sub-committee.

4. Consent Agenda

A. Approval of June 25, 2009 BCHA Board Meeting Minutes

Following a short discussion, Nathan Fierman moved to approve the June 25, 2009 Meeting Minutes as amended. Chase Hamilton seconded the motion and the motion carried.

B. Approval of June 2009 Financial Report

Linda Thorson asked the Commissioners if they read her summary of the Financial Report and if it is helpful information. Everyone present asked Linda Thorson to continue to provide them with this report each month. Nathan Fierman moved to approve the June Financial Report and Chase Hamilton seconded the motion. The motion carried.

C. Executive Administrator's Report

Most topics in the Executive Administrator's report had already been discussed, Kathy Grotto said. She offered two updates to the printed report: 1) Only five 2009 Compliance Forms are still pending; and 2) the agreement between the City of Ketchum and Scott Northwood on the two remaining community homes called for the Deed Covenant to be removed from #2O and #2R will become an Income Category 5 (to be priced using the 2009 Housing Price Calculator) community home instead of Income Category 6.

Anna Mathieu requested a "Characteristics of the CH Applicant Pool" type of report be provided to the jurisdiction (City of Ketchum in this case) to substantiate the need for CH in particular Income Categories at certain Household Sizes desiring to live in a particular area.

Commissioners requested BCHA Staff to pursue both the Sun Valley and Bellevue City Councils by presenting the Community Housing PowerPoint and following up by asking them to donate a service (i.e. # of hours of legal counsel) or in-kind service (i.e. Home Inspections).

5. Commissioner Reports

There were no Commissioner Reports.

6. Announcements - Calendar of Upcoming Meetings

The August Meeting will be held Wednesday, August 12, 2009, at the Hailey City Hall at 5PM.

7. Executive Session; Idaho Code 67-2345 (1) to discuss (a, b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims

Linda Thorson moved to go into Executive Session, Idaho Code 67-2345 to discuss (d) records disclosure. Heather Kimmel seconded the motion. The roll call vote was:

YES - Linda Thorson, Treasurer
YES - Nathan Fierman
YES - Heather Kimmel
YES - Anna Mathieu, Vice Chair
YES - Chase Hamilton

At 7:26PM Chase Hamilton moved to come out of Executive Session and Anna Mathieu seconded the motion. The motion carried unanimously.

8. Adjournment

There being no further business to discuss, Vice-Chair Anna Mathieu, adjourned the Board of Commissioners' meeting at 7:27PM.

Respectfully submitted,
Nancy Smith, Recording Secretary

Signed,

Susan J. Passovoy, Chair

Anna Mathieu, Vice-Chair