

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING MINUTES

Wednesday, August 12, 2009 at 5:00 P.M.

115 South Main Street
Hailey City Council Chambers
Hailey, Idaho

Members Present:

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

Others Present:

Jon Thorson, St Lukes Representative
Michelle Griffith, ARCH
Larry Helzel, Ketchum City Council
Tony Evans, Idaho Mountain Express

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

Executive Committee Meeting

1. Exterior signage for office – no estimate has been received at this time so no action was taken.

Regular Meeting

1. Call to Order/Approval of Agenda

The meeting was called to order by Chair Susan J. Passovoy at 5:04 PM. Susan J. Passovoy asked for requests to amend the agenda. No amendments to the agenda were made.

2. Comments from the Public

Michelle Griffith gave a brief report on the Open Door program in Ketchum. She is pleased with her interactions and requests for applicant database information from the BCHA Staff. From her perspective, the collaborations are excellent.

Larry Helzel was in attendance to explain the City of Ketchum's budgeting process. BCHA has been awarded a Contract for Services at the same funding level as last year. The Resolution allowing funding to be paid to BCHA might have conditions requiring BCHA to work together with other housing agencies. The Commissioners expressed interest in finding out the specific conditions.

3. Discussion/Action Items

A. Presentation by John Gaeddert and Jon Thorson regarding St. Luke's Hospital Housing Contribution Proposal.

Jon Thorson gave a brief review of St. Luke's housing plan without John Gaeddert in attendance. An initial proposal to use the 13% salary differential as a "housing type" of subsidy had been

presented to the County to meet the housing obligation of the CH-PUD ordinance. In the dialogue, the BCHA board noted that the housing commitment is meant to be for the community at large, and that the 13% salary differential is not specific enough to housing. It is not yet settled as to how the community housing obligation to any new development under the County's CH-PUD ordinance would be satisfied but fee in-lieu is a consideration. Active participation from BCHA will be appreciated in order to arrive at the best long term solution.

B. Discussion of Scott Northwood Advertising Budget.

Each Notice of Intent to Sell and Pricing Agreement signed between BCHA and SWC, LLC describes in section 5 a marketing budget of up to \$10,000. Invoices for marketing the Community Housing units within the Scott Northwood Building have all been paid by BCHA with an amount of \$2,486.63 remaining out of the "up to \$10,000" amount. BCHA is a governmental agency and as such monies are only paid out for direct expenses for Community Housing units supported by invoices; therefore, no further payments will be made toward any "general" marketing for the building. Kathy Grotto was directed to send a letter to the developer with that explanation.

C. Scott Northwood Unit 2-O (Category 9) Deed Covenant – Resolution and Rescission.

Through negotiations between the City of Ketchum, the Scott Northwood developer, and BCHA it was determined that the Deed Covenant for 2-O would be released and that the Income Category for 2-R be reduced from Income Category 6 to Category 5. After detailed edits to the Resolution, Linda Thorson moved to approve 'Resolution No. 2009-03' as modified. Anna Mathieu seconded the motion and the motion carried.

D. Discussion of Wells Fargo request regarding CH for Mountain Sage II PUD.

In 2005 the City of Hailey approved the planned unit development, Mountain Sage II. In exchange for narrower streets (i.e. more developable land) the developer chose community housing from a menu of community benefits. The project was then required to provide 0.8 CHU, although the developer chose to provide a 3BR CHU.

The property is now in foreclosure. One duplex building was built; the remainder of the land is vacant. (Two duplex buildings and four single family homes were approved.) The developers have asked Hailey to waive the CH requirement in the PUD Agreement. Hailey's city attorney has asked for a next step recommendation from BCHA. After discussion of options, staff was directed to contact the parties and recommend that the bank offer one of the duplex units to be sold as a CH unit.

E. Update on draft FY 2009/2010 Budget and Funding requests to Municipalities.

The City of Ketchum will fully fund BCHA FY 2009/2010 Contract for Services and expectation with regard with conditions. The City of Hailey will renew their Contract for Services at the same level of support. Blaine County budget has not yet been finalized. Susan J. Passovoy asked BCHA Staff to get in touch with the Blaine County Commissioners to inquire on their budget timeline. The Commissioners asked BCHA Staff to pursue in-kind donations from Bellevue and Sun Valley. BCHA would appreciate their donations in legal counsel or home inspections.

F. Proposed Amendment to FY2008/2009 Budget

Linda Thorson explained her plan for creating and maintaining a 'cash reserve' of ten weeks of operating expenses. Anna Mathieu moved to open the 2008/2009 Budget for the purpose of amendment. Linda Thorson seconded the motion and the motion carried.

Without further discussion, Anna Mathieu moved to approve 'Resolution No. 2009-04', with contingency funds to come from the existing FY 2008-2009 Budget. Chase Hamilton seconded the motion and the motion passed unanimously.

The second Resolution creates a designated Housing Preservation Fund not to exceed \$20,000.00. This money will be paid back to BCHA at the point the CH is sold. Heather Kimmel moved to approve 'Resolution No 2009-05' as amended. Linda Thorson seconded the motion and the motion carried.

G. Discussion of next steps for Collaborative Housing Workshop

Heather Kimmel advised the Commissioners that as a result of the discussions she and Linda Thorson have had, they recommend that the first meeting should be an "Internal Workshop" for BCHA Board members. After a briefing of how their decision evolved, Heather Kimmel confirmed the intent of the first workshop (an Internal Nuts and Bolts Workshop) and the proposed date – Saturday, September 12th. Part Two of the Housing Workshop will be developed and presented at a later time, perhaps in January 2010.

H. Board Member Recruitment Update

One Board candidate has been interviewed by most of the present BCHA Commissioners. Another interested person is clarifying his relationship with Blaine County before committing. Staff was directed to clarify whether a "contract" employee of a municipality would be excluded from serving on the Board. The Commissioners and BCHA Staff are individually contacting persons of interest and encouraged to bring forth names.

4. Consent Agenda

A. Approval of July 21, 2009 BCHA Board Meeting Minutes

The draft document contains the names of prospective new Board members; these names should be removed. Anna Mathieu moved to approve the July 21, 2009 Meeting Minutes as amended. Linda Thorson seconded the motion and the motion carried.

B. BCHA July 2009 Financial Report

Most of the financial information and the discussion occurred earlier in the meeting. There were no further questions.

C. Executive Administrator's Report

BCHA Staff was encouraged to take each and every success to the press to get the word out. Kathy Grotto advised that Larry Schoen had requested for BCHA and ARCH to organize a workshop with Wendy Jaquet to discuss ideas for legislation pertaining to housing.

5. Commissioner Reports

Several Commissioners expressed their desire to have more “news” from BCHA accomplishments both big and small. BCHA Staff committed to devising new ways to get news out.

Further discussion ensued regarding the extent of “formalization” of the collaboration between the housing entities of the County, as brought up by Larry Helzel. Susan J. Passovoy stated that she would ask him for further clarification.

6. Announcements - Calendar of Upcoming Meetings

The September Meeting will tentatively be held on Wednesday, September 23, 2009 at 5PM in the old Blaine County Courthouse.

7. Executive Session

Kathy Grotto requested a short Executive Session. Heather Kimmel moved to go into Executive Session referencing Idaho Code 67-2345, section “D”. Anna Mathieu seconded the motion and the Commissioners roll call vote:

Commissioner:	Vote:
Susan J. Passovoy, Chair	Yes
Anna Mathieu, Vice-Chair	Yes
Linda Thorson, Treasurer	Yes
Heather Kimmel	Yes
Chase Hamilton	Yes

Heather Kimmel moved to come out of Executive Session at 7:32PM. Anna Mathieu seconded the motion and the motion carried.

BCHA Staff received direction on next steps to take in the matter discussed. No formal action was taken.

8. Adjournment

There being no further business to discuss, Chair Susan J. Passovoy, adjourned the Board of Commissioners’ meeting at 7:34 PM.

Respectfully submitted,
Nancy Smith, Recording Secretary

Signed,



Susan J. Passovoy, Chair