

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING MINUTES

Wednesday, September 23, 2009 at 5:00 P.M.

Old Blaine County Courthouse
206 1st Avenue South, Hailey, Idaho

Members Present:

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

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

Others Present:

Michelle Griffith, ARCH
Larry Helzel, City of Ketchum
Jon Duval, Idaho Mountain Express
Bruce Jensen, St. Luke's Wood River RMC
Tanya Keim, St. Luke's Wood River RMC
John Gaeddert

1. Call to Order/Approval of Agenda

The meeting was called to order by Vice-Chair Anna Mathieu at 5:10 PM. Anna Mathieu asked for requests to amend the Agenda. Linda Thorson moved to change item 3.F. under the **Discussion/Action Items** to become the third **Discussion Item** or 3.C. Heather Kimmel seconded the motion and the motion carried.

2. Comments from the Public

Members of the public did not have comments at this time; however, Larry Helzel requested time to make a comment on item 3.A. after it was presented.

3. Discussion/Action Items

A. Discussion with representatives of St. Luke's Hospital

Bruce Jensen, CEO of St. Luke's Wood River, spoke about the like missions of both the hospital and the housing authority. St. Luke's Wood River is a "Not-for-Profit 501.c.3" hospital working to improve the health of the citizens within its service area. They respect the Housing Authority's mission to provide reasonable housing options to the workforce of Blaine County. They are open to discussions with BCHA regarding housing options to hospital employees. The hospital surveyed their "clinical" staff and found that 85% live within Blaine County. St. Luke's desired to off-set the high cost of living in Blaine County and subsequently instituted a 13% wage differential (based on the Boise pay scale) to all employees.

From a historical perspective, Bruce Jensen said, the McHanville re-zone discussions come from decisions made in the late 1990's. A building application to Blaine County resulted in the hospital settling on a conditional use permit in order for planning and building to commence. During the last ten years, the hospital has had further discussions with the County in the hopes that the 'hospital zone' would be created. St. Luke's Wood River seeks the Housing Authority's support in the creation of a community housing exemption.

The BCHA Commissioners asked many questions of the hospital representatives.

- Linda Thorson asked if the "exemption" status meant the hospital would not be obligated to follow the community housing (CH) PUD. John Gaeddert said in a word, "yes". This viewpoint came from the comprehensive plan language due to the hospital being an employer/developer who attends to the health and wellbeing of the Blaine County residents as its primary function.
- John Gaeddert further relayed the sentiment of those attending the Blaine County meeting to align the not-for-profit St Luke's WR development with the Blaine County School District development.

- Anna Mathieu asked if this policy would then open the door to all non-profits to apply for an exempt status. Anna Mathieu noted the Blaine County School District as the largest county non-seasonal employer (500) and the St Luke's WR as being the second largest employer (340).
- Chase Hamilton asked if St Luke's WR felt the 13% wage stipend was a substitute for providing community housing.
- Linda Thorson asked to defer rendering an opinion until BCHA can gather more information. Her understanding, after last month's meeting, was that a consensus of support for the 'hospital zone' idea came from 1) Any development would be 100% hospital industry focused, and 2) Other mitigation options (like in-lieu fees and off-site building) were available.
- Anna Mathieu explained community housing as an obligation outside the sphere of employees that addresses services an employee relies on while allowing for future growth of our valley.

The BCHA Commissioners did not come to a consensus on their support of or recommendation to the Blaine County Commissioners regarding the idea of "exempting" the hospital in future development applications guidelines set in the Blaine County CH-PUD Ordinance.

B. Blaine County CH-PUD ordinance amendments

Kathy Grotto gave some history on the proposed CH-PUD ordinance amendments being considered by Blaine County, including the proposal of a CH-Hospital sub-district, which was subsequently removed from the ordinance after concerns about spot zoning were raised by the County Attorney, and a proposal that the hospital, as a single use or single entity, should be exempt from community housing requirements.

Another proposed amendment to the CH-PUD ordinance would allow a developer to request from the County some amendments to their previously approved Community Housing PUD. The Board unanimously suggested clarifying the phrase stating that the County Commissioners must find that the "CH-PUD continues to comply with the requirements of this Chapter" by adding "in effect at the time of _____". The Board found it unclear whether it means "this Chapter" in effect at the time of the original approval or "this Chapter" in effect at the time of the application for amendment. If it means the latter, the Board was split on support for the allowance of amendment of a previously approved CH-PUD based on the provisions of a new ordinance. Staff was directed to make written comments to the BCC reflecting the foregoing.

C. BCHA Community Housing Guidelines updates

Kathy Grotto invited the Commissioners to discuss the revised Community Housing Guidelines included in the meeting materials. These updated CH Guidelines are the result of the sub-committee meeting held to review and revise certain portions of the CH Guidelines. Eight sections were designated as needing more discussion. Kathy Grotto then introduced each section and the Commissioners, through discussion, determined appropriate language to be used for each.

The 'Mission Statement, Section 1.1' re-write will continue over the next month.

D. Proposed River Run Annexation

Kathy Grotto referenced the two documents provided for the Commissioners' review. Sections from the River Run Annexation that reference workforce or community housing within the document is highlighted. The information is rather general and not specific. BCHA Staff response letter was discussed and will be sent to the Ketchum Planning and Zoning department with revisions as discussed. Nathan Fierman, as the Ketchum BCHA Commissioner, will be asked to follow the River Run annexation application.

E. Creation of citizens advisory committee

Susan J. Passovoy was acknowledged as the first member of the BCHA Citizen Advisory Committee (CAC). Kathy Grotto stated that the bylaws as currently written allow for the creation of committees and did not believe that any formal action or resolution is needed to create the CAC. The Commissioners concurred.

F. Request by National Housing Conference representatives for reimbursement of travel expenses
Kathy Grotto stated that she, Larry Helzel and Michelle Griffith have been speaking with two National Housing Conference representatives about coming to Blaine County to study and advise on a regional housing strategy. There was general support for sharing in the costs associated with their travels. After further discussion in which BCHA and ARCH staff were directed to request a budget from NHC to determine more closely what the actual costs will be, Linda Thorson moved to grant up to \$1,000.00 toward the NHC visit to cover expenses and per diem, with the understanding that a report will be produced by NHC. Heather Kimmel seconded and the motion carried unanimously.

G. ICRMP form regarding Terrorism Risk Insurance coverage
Kathy Grotto reviewed the agreement letter from ICRMP regarding the addition of separate Terrorism Risk Insurance Coverage to the BCHA policy. BCHA Staff was directed to "reject" this additional insurance rider.

H. Adoption of FY2009/2010 Budget
Linda Thorson introduced the latest (August 6, 2009) version of the proposed FY 2009-2010 Budget. Linda Thorson recommends BCHA should pay all available funds, approximately \$15K - \$20K, to the Ketchum Reserve Fund once the September financial statements are reviewed. Linda Thorson moved to adopt the BCHA FY 2009-2010 Operating Budget dated August 6, 2009 and printed September 18, 2009. Anna Mathieu seconded the motion. Following a discussion, that the City of Sun Valley will allow BCHA to submit a funding request of up to \$5,000 for community housing administration, the motion passed unanimously.

BCHA Staff was directed to invoice all jurisdictions under a Contract for Services for one-half of their annual commitment by the 15th of October.

BCHA Commissioners and Staff surprised Susan J. Passovoy with the presentation of a plaque. Anna Mathieu and Linda Thorson, on behalf of the Board, expressed a profound "Thank You" for the years of dedication and service to the Blaine County Housing Authority. BCHA Commissioners and Staff also value her offer to remain involved as a member of the Citizens Advisory Board.

Larry Helzel acknowledged the huge contribution Susan J. Passovoy has made to promoting community housing goals in Blaine County.

4. Consent Agenda

A. Approval of August 12, 2009 BCHA Board Meeting Minutes

Anna Mathieu moved to approve the August 12, 2009 BCHA Board Meeting Minutes as amended. Linda Thorson seconded the motion and the motion carried unanimously.

B. Approval of BCHA August 2009 Financial Report

Linda Thorson reviewed the August 2009 Financial Report delivered to BCHA yesterday. Although she did not have time to include a Treasurer's Report in the meeting materials, she stated that "all is well". Anna Mathieu moved to approve the August 2009 Financial Report and Heather Kimmel seconded the motion. The motion carried unanimously.

C. Executive Administrator's Report

Of special interest to the Commissioners was Kathy Grotto's report "Community Housing is a Community Investment". BCHA Staff was instructed to send the document out to all jurisdictions, interested community members and load onto the www.bcoha.org website.

Commissioners support the proposal to send Nancy Smith to the NeighborWorks Training Institute in Washington DC, December 2009. Heather Kimmel moved to approve the proposal and Anna Mathieu seconded the motion. The motion carried unanimously.

5. Announcements- Calendar of Upcoming Meetings

The By-laws give direction to BCHA regarding when the Annual meeting should or could be held. The Commissioners agreed that both the Annual and October Board meetings will be held on Wednesday, October 21, 2009. The Annual meeting will be at 5:00 PM and the October Board Meeting will begin at 5:30 PM.

6. 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.

Heather Kimmel moved to go into Executive Session based on Idaho Code 67-2345, Section item "D. Records Disclosure".

Linda Thorson seconded the motion and the roll call vote commenced:

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

The Commissioners entered into Executive Session at 7:45 PM.

At 8:07 PM, Linda Thorson moved to end the Executive Session and Heather Kimmel seconded the motion. It was noted for the record that no decisions were made in Executive Session.

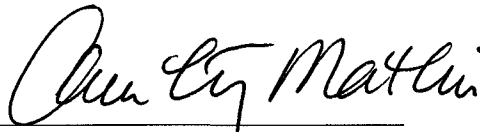
7. Adjournment

Susan J. Passovoy adjourned the meeting at 8:10 PM with no further items to discuss.

Respectively submitted,

Nancy Smith,
BCHA Recording Secretary

Signed:



Via Chair, BCHA