

BLAINE COUNTY HOUSING AUTHORITY

BOARD OF COMMISSIONERS' MEETING MINUTES

Wednesday, December 16, 2009 at 5:00PM

Hailey City Hall

Hailey, Idaho

Members Present:

Linda Thorson, Chair
Anna Mathieu, Vice-Chair
Heather Kimmel, Treasurer
Chase Hamilton
Carter Ramsay

Others Present:

Michelle Griffith, ARCH
Larry Helzel, Ketchum City Council
Larry Schoen, Blaine County Commissioner

Staff:

Kathy Grotto, Executive Administrator

1. Call to Order/Approval of Agenda

The public meeting of the Blaine County Housing Authority was called to order by Chair Linda Thorson at 5:07PM. She opened the agenda for consideration of new items. There were none so the agenda was accepted as presented.

2. Welcome/Introduction of BCHA Commissioner Carter Ramsay

Linda Thorson welcomed Carter Ramsay, appointed to the BCHA Board by the Blaine County Commissioners on December 8.

3. Comments from the Public

Larry Helzel asked the BCHA to make comments regarding housing related to the River Run annexation. He noted that what has been presented to the public is only a small part of the entire package. The P&Z Commission made their recommendation without any information on the fiscal/economic findings on the project as that is a Council duty. It will be complex. His concern is for asking waivers on CH or the real estate transfer fee which will be on the sale of the units. He noted that planning, construction, and marketing of the units must take place first and that the positive impact to CH will be 10 years away, while the impact to the community will occur starting with construction. If the Council waives or allows delayed transfer fees, other projects will ask for the same.

At 5:15 PM Chase Hamilton joined the meeting; Linda Thorson noted that a quorum was present.

Anna Mathieu asked if there could possibly be a bond to provide the CH funds up front, with the real estate transfer fee paying it back. Michelle Griffith noted that it would be difficult to float a bond. Other types of mechanisms should be explored.

Anna Mathieu asked Larry Helzel if it would be helpful to require that certain CH information be submitted before an application is certified as complete. He was uncertain as projects such as this are subject to so much negotiation.

At 5:25 PM Heather Kimmel joined the meeting.

Michelle Griffith gave an update on ARCH's possible River Street project – a tax credit project for senior rentals. They will be requesting letters of interest from architects. They are waiting on the full blown market study.

She also noted that they hope to break ground on the Walnut Street (2 lots, single family home on each) in the spring.

4. Board Discussion Topic

Discussion of Goals/One-Year Strategic Plan

Linda Thorson asked for comments from all Commissioners. Various edits were proposed. There was discussion on whether or not to include more focus on rentals in the database reporting item.

Anna Mathieu moved to provide a draft of the Plan, as edited, to constituents. Heather Kimmel seconded and the motion carried unanimously.

5. Discussion/Action Items

A. River Run Annexation

Kathy Grotto gave an update on the status of the application. The Ketchum P&Z Commission has recommended approval of the annexation and the City Council has begun hearings. Hearings are continued to January 13, 2010. She and Carter Ramsay are to meet with Larry Helzel on December 17 to further discuss the application.

B. Draft position paper regarding CH requirements

The draft document was discussed at length with several comments by all Commissioners related to format, tone and content. Larry Helzel also suggested including a comment about the current economic situation (e.g. many affordable rental units in Ketchum) being short term as opposed to the long life-span of the physical inventory. Larry Schoen suggested that BCHA should take a harder stand on annexations: they are a boon to the developers and have a large impact on cities. He wondered if annexation should have a special case in the paper.

The "audience" for the paper was discussed, with Carter Ramsay suggesting a broader distribution including WREP, the Chambers, and others who should become informed.

The paper should stress the benefits of CH: economic, social, and environmental.

Larry Helzel suggested a January 19 deadline for the final paper, which would be in time for the Council hearings specifically on housing.

C. Employer Assisted Housing Forum

Kathy Grotto gave a brief review of the "Bringing Workers Home" forum that she attended in Boise, co-hosted by the Center for Housing Policy and the National Association of Realtors. Anna Mathieu expressed interest in learning more about the topic. There was brief discussion as to whether there was any conflict (working with specific employers) with BCHA's mission of providing CH countywide.

D. Draft list of topics to be researched/presented/discussed

Kathy Grotto read the top five topics of interest to the Commissioners who replied regarding the list. The following topics and scheduled were agreed upon:

January – final discussion of the Goals/Strategy document with input from constituents.

February – IHFA. The Commission's "homework" will be to read about IHFA online. Then at the February meeting, Michelle Griffith will speak about how IHFA and its policies impact Blaine County.

March – CDCs and URAs – Gary Marks and/or Neil Morrow.

Anna Mathieu also suggested that there be a discussion of tightening the deed restriction and creating a strategy to do so at the January meeting.

6. Consent Agenda

A. Approval of November 23, 2009 BCHA Board Meeting Minutes

Heather Kimmel moved to approve the minutes as written. Anna Mathieu seconded the motion and the motion carried.

B. BCHA November 2009 Financial Report

Treasurer Heather Kimmel presented the highlights of the month's financials. It was determined that no approval is needed because it is information from the past.

C. Executive Administrator's Report

Kathy Grotto noted the update on Sweetwater; the City of Hailey gave approval for the developer to record the plat upon payment of required fees. The possibility of litigation over the inclusionary housing ordinance still exists.

6. Announcements

Out of town schedules were requested.

Linda Thorson: out 1/8 through 2/11 and 4/1 through 5/6.

Carter Ramsay will have limited availability from approximately 4/7 – 4/21 as his wife is expecting a baby due on the 7th.

All other Commissioners had no known travel plans after the holidays.

Upcoming Board meetings were tentatively scheduled as follows:

Wednesday, January 20 (location Ketchum City Hall if available)

Wednesday, February 17

Wednesday, March 24

Linda Thorson excused herself from the meeting.

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.

Anna Mathieu moved to go into Executive Session based on Idaho Code 67-2345, reason items: A. Personnel Issues and D. Records Disclosure. Chase Hamilton seconded the motion and the roll call vote commenced:

Person Voting:	Vote:
Anna Mathieu, Vice-Chair	Yes
Chase Hamilton	Yes
Heather Kimmel	Yes
Carter Ramsay	Yes

The Commissioners entered into Executive Session at 7:10 PM.

At 7:40 PM, Anna Mathieu moved to end the Executive Session and Heather Kimmel seconded the motion.

Heather Kimmel moved to pay the utilities for Fields Unit 160A in the interim until closing, out of the Housing Preservation Fund. Chase Hamilton seconded the motion and the motion carried unanimously.

7. Adjournment

There being no further business to discuss, Vice-Chair Anna Mathieu adjourned the Board of Commissioners' meeting at 7:45 PM.

Respectfully submitted,

Nancy G. Smith
BCHA, Program Director

Approved,



Linda Thorson
BCHA, Chair