

BLAINE COUNTY HOUSING AUTHORITY

BOARD OF COMMISSIONERS' MEETING MINUTES

Monday, November 23, 2009 at 5:00PM
Blaine County Courthouse
Hailey, Idaho

Members Present:

Linda Thorson, Chair
Anna Mathieu, Vice-Chair
Heather Kimmel, Treasurer
Chase Hamilton
Milt Adam

Others Present:

Michelle Griffith, ARCH
George Kirk, The Kirk Group
Jason Kauffman, Idaho Mountain Express

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

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 5:11PM. She opened the agenda for consideration of new items.

After welcoming George Kirk to the meeting, Linda Thorson asked whether or not the 5:45PM scheduled time for him to speak conflicted with his evening. George Kirk's response was that he did have another engagement after the BCHA meeting and would appreciate moving his presentation to the earliest possible time. Linda Thorson recommended moving it to 2. Comments from the Public.

Kathy Grotto requested adding an item to discuss the US Bank signature cards needed for the present fiscal year. This item will be added as Discussion/Action Item 4.E.

Linda Thorson moved to approve changes to the Agenda by roll call vote:

Person Voting:	Vote:
Linda Thorson, Chair	Yes
Anna Mathieu, Vice-Chair	Yes
Heather Kimmel, Treasurer	Yes
Chase Hamilton	Yes
Milt Adam	Yes

2. Comments from the Public

Linda Thorson invited comments from the public and hearing none she moved on to the URA presentation from George Kirk. Everyone at the meeting introduced themselves to George Kirk who described himself as a developer active in the issues of housing and real estate in Blaine County for over 20 years. Before the economic downturn began a community alliance started to meet; this group is now known as Sustain Blaine.

Sustain Blaine is a roundtable of people representing various sectors of the community - agricultural, nonprofit, public, private, real estate, school district, hospital - who have come together to formulate an economic development plan. An economic plan must provide strategies for transportation, housing, open space, and parking that are not traded away in a development plan. Several years ago, Ketchum instituted a URA that is a specific district where economic growth is likely to occur within the Ketchum city limits comprised of downtown Ketchum, River Run (potentially), Warm Springs Ranch site, and Geyer Hot Springs (potentially). URA's can be formed by any political subdivision by encapsulating less than 10% of the jurisdiction's aggregate assessed value for a time period of 24 years. The URA will be the recipient of any property tax increase after the baseline tax assessment -

Ketchum's was \$237 million in 2008. As the tax assessment grows by appreciation or new investment, the URA will receive one-half cent for every ten dollars of added value assessed. The \$250M River Run project will generate for the URA, according to Gary Marks, \$1,250,000 per year for the next twenty-two years. These monies are to be used to foster further capital investment. Further capital investment will be made providing the infrastructure (transportation, water, sewer, open space, housing and parking) is there to support growth.

Community housing (CH) needs could be solved by having an economic plan tying investment to CH (and other infrastructure elements). He suggests the CH plan should outline where the CH should go, what size it will be, and how they will look. George Kirk gave the examples of utilizing the McHanville area or minimally utilized parking lots to satisfy a Ketchum developers' CH requirement even though monies spent outside of Ketchum must be reinvested inside the URA district. Both Michelle Griffith and Anna Mathieu voiced their understanding of the URA's restriction to fund only within Ketchum's URA boundaries, therefore concern about how it could be used to fund CH within unincorporated Blaine County. George Kirk maintains that if we have a CH plan then we can find a way for the URA to finance it.

Linda Thorson asked George Kirk to list the URA's use of the money accrued thus far. He listed a \$2M loan taken to buy the Wells Fargo Bank/Visitors Center, \$2M borrowed to purchase the 'Dollhouse' land, and the balance of their loans were used to develop the '4th Street Corridor'. Linda Thorson asked if community housing had been redefined as infrastructure. The answer was no, not presently. Michelle Griffith noted the stumbling blocks to achieving a consensus on a county-wide plan. In the end, BCHA expressed its desire to develop many ideas and stronger relationships with the KCDC and URA to utilize the capital available.

3. Board Discussion Topic

Discussion of Goals/One-Year Strategic Plan

Anna Mathieu and Heather Kimmel had prepared the draft plan for review at tonight's meeting. Linda Thorson asked for the review to move through the document section by section. Over the next hour, the draft BCHA Business Plan 2009-2010 was discussed and reconfigured, changing the order of the four goals and examined for clarity. Quarterly goal assessments were proposed and possibly assigning names to the specific objectives. The next draft if the BCHA Business Plan 2009-2010 will be circulated at the next meeting.

4. Discussion/Action Items

A. Presentation/Discussion of URA's funding

(George Kirk presented this topic at the beginning of the meeting.)

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

Linda Thorson made a list of thirteen possible topics to be presented as research topics at monthly BCHA meetings during the next fiscal year. She requested each Commissioner review the list and prioritize their top six picks or add their topic of interest.

C. Update on visit by National Housing Conference, Center for Housing Policy

Kathy Grotto and Michelle Griffith sent a briefing book to Lynn Ross and Rick Haughey the National Center Housing Policy representatives. A schedule of their two-day visit was distributed.

D. Non-Discrimination Policy

Kathy Grotto presented a standard non-discrimination policy for review. Anna Mathieu moved to approve the Non-Discrimination Policy. Heather Kimmel seconded the motion and the motion carried unanimously.

E. Signature cards for the BCHA Checking Account

Kathy Grotto advised the Commissioners that new signature cards needed to be signed due to changes in the Board membership. It was her recommendation that she and the Executive Committee be the signors for at least the next fiscal year. Anna Mathieu moved to approve the BCHA Executive Officers (Chair, Vice Chair and Treasurer) and Executive Administrator Kathy Grotto as signors on the US Bank account. Milt Adam seconded the motion and the motion passed unanimously.

5. Consent Agenda

- A. Approval of October 21, 2009 BCHA Board Meeting Minutes
- B. Approval of BCHA October 2009 Financial Report
- C. Executive Administrator's Report

Each Consent Agenda item was discussed, questions were answered, and Meeting Minutes were amended. Heather Kimmel moved to approve the Consent Agenda as amended. Chase Hamilton seconded the motion and the motion carried.

6. Announcements

The December meeting was tentatively set for Wednesday, December 16, 2009, in the Blaine County Courthouse back meeting room, unless it was found that bylaws or other documentation require the rotating of meeting locations. These arrangements will be confirmed.

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.

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

Person Voting:	Vote:
Linda Thorson, Chair	Yes
Anna Mathieu, Vice-Chair	Yes
Heather Kimmel	Yes
Milt Adam	Yes
Chase Hamilton	Yes

The Commissioners entered into Executive Session at 7:30PM.

At 8:03 PM, Anna Mathieu moved to end the Executive Session and Milt Adam seconded the motion. No decisions were made during the Executive Session; there was only a discussion of issues.

7. Adjournment

There being no further business to discuss, Chair Linda Thorson adjourned the Board of Commissioners' meeting at 8:05 PM.

Respectfully submitted,

Nancy G. Smith
BCHA, Program Director

Approved,


Linda Thorson
BCHA, Chair