

# BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING

November 18, 2008 5:00 P.M.  
BLAINE COUNTY COURTHOUSE  
HAILEY, IDAHO

## Members Present:

Anna Mathieu, Vice-Chair  
Linda Thorson, Treasurer  
Milt Adam  
Nathan Fierman  
Susan Passovoy, Chair – via  
Telephone Conference

## Others Present:

Larry Helzel, Ketchum County Commissioner  
Judi Verge

## Staff:

Nancy Smith, Office Manager

### 1. Call to Order/Approval of Agenda

The meeting was called to order by Vice-Chair Anna Mathieu at 4:07PM, noting a quorum was established with four members of the Board of Commissioners present.

### 2. Welcome/Introduction of BCHA Commissioner Nathan Fierman

Anna Mathieu welcomed Nathan Fierman to the Commission. The November 6, 2008 letter, from the Blaine County Commissioners to Nathan Fierman defined his term of service to be completed, within the next year, on September 30, 2009.

### 3. Comments from the Public

Anna Mathieu invited comments from the public; hearing none she continued the meeting.

### 4. Discussion/Action Items

#### A. Review/discussion of Cimarron CHU

Judi Verge, co-owner, explained her experience listing the Cimarron workforce market deed restricted community home. The Verge's Realtor had a difficult time explaining the deed restriction to prospective buyers; the MLS listing showed it as a BCHA Deed Restricted property. In her first conversation with BCHA, Judi and Haley Verge asked if the Deed Restriction could be removed. BCHA staff and board member Anna Mathieu discussed that the deed restriction is a permanent restriction that allows a property to stay within the valley's Community Housing inventory. The pricing was discussed and it was reiterated that selling property in our current market is extremely difficult and that a seller's most significant tool is the asking price. We also discussed that the BCHA may be better positioned to find a Market Workforce buyer via the Community Housing applicants, could surely explain the deed restriction better, however at the \$300,000-\$349,000 price may also have difficulty finding a buyer.

Linda Thorson moved to sign a Notice of Intent to Sell with Hailey and Judi Verge to offer the community home to BCHA applicants for six months; and if BCHA finds a buyer; then the Deed Restriction will be amended to include a 3% administration fee. Nathan Fierman seconded the motion. Milt Adam expressed a strong sentiment that this CHU was not 'affordable housing'. Anna Mathieu and Nathan Fierman discussed the uniqueness of the Deed as well as the importance of the Deed remaining intact. Milt Adam abstained from voting. The motion carried.

**B. Review of Anna Mathieu and Nathan Fierman's meeting with Larry Helzel**

Nathan Fierman presented his notes of the discussion. This document was sent to all of the Commissioners. At this point it is not felt that BCHA has the capabilities to perform all the necessary tasks. We have the capability to perform some of them since it is already allowed in the BCHA charter. These were presented as priorities for BCHA: 1-Asset Management; 2-Promotion; and 3-Being Entrepreneurial.

Linda Thorson restated what she understood Larry Helzel said. BCHA should retool its' skills to provide services the Blaine County market desires Linda Thorson would like to ask the Blaine County Commissioners is how broad would they allow the BCHA charter to expand while still meeting the charter they expect from BCHA.

**C. Discussion/ approval FY 2008 – 2009 Budget**

Linda Thorson asked the Board to agree on a budget for the next fiscal year. The FY 2008 – 2009 Operating Budget dated November 18<sup>th</sup> and showing an anticipated 'Income' of \$203,975.00 was presented. The approach to the calculations was to be conservative on the income side and reasonable on the expenditure side understanding there could be movement on either side.

Susan J. Passovoy moved to adopt the FY 2008 – 2009 Operating Budget as presented by Treasurer Thorson, dated November 18, 2008. Nathan Fierman seconded the motion. Anna Mathieu expressed concern over removing all monies from the Community Housing Week support. A discussion about other educational options occurred with the Commissioners agreeing to spend monies, if available, for education and employer programs throughout the year. Further questions were asked regarding the Scott Northwood remaining sales as well as the City of Ketchum proposed funding. Larry Helzel said the Ketchum City Council hopefully would discuss BCHA funding at the December 15, 2008, meeting. Anna Mathieu called for a vote and the budget passed unanimously.

**D. Review of jurisdiction preparation of Regional Community Housing Plan**

It is not apparent whether or not a 'Regional Community Housing Plan' would be supported by some in Ketchum, Sun Valley, and/or Blaine County. Susan Passovoy expressed her support of the long and short term goals stated in this document as long as BCHA remains practical in its approach. Other Board members felt they there were more pressing organizational and budget concerns to attend to and would prefer to look at creating a 'Regional Community Housing Plan' at a later date.

**E. Review of Current Hiring Plans**

Each of the Commissioners expressed the desire to hire an Administrator.

**F. Discuss options to reviewing the present CHU mortgages**

Linda Thorson was informed by both Rebekah Helzel and Tom Kennedy about a 'loan modification plan' available to help BCHA CHU owners. Several past versions of the BCHA Deed Restriction is missing a line stating that there can be no encumbrances or seconds to the Deed Restriction. Tom Kennedy has offered to meet with BCHA CHU owners who need help re-negotiating the terms of their loans. ARCH, Linda Thorson said, offers several credit, budget and foreclosure programs.

[Susan J. Passovoy excused herself from the meeting and the conference telephone was disconnected.]

Anna Mathieu reviewed her afternoon with the ARCH Community Homeownership Committee. ARCH is planning on a demand driven model of first finding a buyer, then identifying a property and funding to acquire it and convert it to Community Housing. This requires either creating a database of applicants or having access to the BCHA

database. Anna felt it a waste of time, money and effort to have both organizations duplicating the work of a database.

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#### **5. Consent Agenda**

- A. Approval of August 27, 2008 BCHA Board Meeting Minutes*
- B. Approval of October 14, 2007 BCHA Board Meeting Minutes*
- C. Approval of BCHA October 2008 Financial Report*
- D. Approval of Program Director's Report*

The Consent Agenda was tabled until the next meeting due to the lack of time supporting documents were presented to the Commissioners for review.

#### **6. Announcements- Calendar of Upcoming Meetings**

The December Meeting date was set for Wednesday, December 10, 2008 at 4:00P.M.; pending a review of meeting logistics.

#### **7. Executive Session; Idaho Code 67-2345 to discuss pending litigation, land acquisition or personnel issues**

Nathan Fierman moved to go into Executive Session at 7:30P.M. Linda Thorson seconded the motion and it carried. A candid discussion occurred until 8:04, when Anna Mathieu moved to adjourn the Executive Session. Milt Adam seconded the motion and it carried.

#### **8. Adjournment –**

There being no further business to discuss, Vice-Chair Anna Mathieu, adjourned the November 18, 2008, BCHA Board of Commissioner's meeting at 8:05P.M.

Respectfully submitted,

Nancy G. Smith  
BCHA, Secretary

Approved,



Anna Mathieu  
BCHA, Vice-Chair