

Blaine County Housing Authority

Public Meeting Minutes

Thursday, August 29, 2013 at 5:00 p.m.

Ketchum City Hall
480 East Avenue, North
Ketchum, Idaho

Members Present:

Heather Filgate, *Chair* (BY TELEPHONE)
Chase Hamilton, *Vice Chair*
Suzanne Miller
Bonnie Moore
Linda Johnston *arrived at 5:11 pm*
Carter Ramsay (BY TELEPHONE)

Absent:

Rick Davis
Nick Quaglia, *Bilingual Community Outreach Intern*

Staff: David Patrie, *Executive Director*
Bobi Bellows, *Program Administrator*

1. Call to Order/Approval of Agenda

Chase Hamilton called the Regular Monthly Meeting to order at 5:07 p.m.

2. Comments from the Public

No members of the Public were present prior to executive session. Jim Slanetz entered meeting at 5:39 p.m. as he is the Ketchum City Council Liaison to BCHA.

3. Sustain Blaine Report - Carter Ramsay

Last meeting was held at Velocio in Ketchum. It went well and was very well attended. The next meeting is October 8th in Sun Valley. It will be the Economic Summit. Next Advisory meeting's agenda is almost set and will include information and presentations from the BCRD and Amanda Breen.

4. Executive Session (if required) – Idaho Code 67-2345 (1) to discuss, (a) hiring, (b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims

Motion to go into executive session was made by Chase Hamilton and seconded by Bonnie Moore.
Roll Call Vote to go into Executive Session:

	Yea	Nay
Heather Filgate	<u> X </u>	_____
Rick Davis	(absent)	_____
Chase Hamilton	<u> X </u>	_____
Linda Johnston	<u> X </u>	_____
Bonnie Moore	<u> X </u>	_____
Carter Ramsay	<u> X </u>	_____
Suzanne Miller	<u> X </u>	_____

Recorder device was turned off for Executive Session at 5:10 p.m. – Idaho Code 67-2345 (1) to discuss, (a) or (b) or (c) or (d) or (e) or (f) or (j)

Board left Executive Session at 5:32 p.m. Linda Johnston made a motion to purchase, which was seconded by Bonnie Moore. The vote on the purchase of the community home at 111 Angani Way #4A was supported unanimously in the Board's vote. The Purchase price was decided at \$76,443.99.

5. Discussion/Action Items

A. Resolution 2013-01, Authorization to purchase a CH

Chase Hamilton called for a motion to pass Resolution. Linda Johnston moved to pass Resolution 2013-01, where the BCHA Board authorizes the purchase of the community home at 111 Angani Way #4A, currently in foreclosure, for a price not to exceed \$79,000. Suzanne Miller seconded the motion. There was no discussion on the Resolution. Vote passed unanimously.

B. Resolution 2013-02, Allocation of funds from Contingency Fund

Chase Hamilton called for a motion to pass Resolution. Suzanne Miller moved to pass Resolution 2013-02, that the BCHA Board authorizes the allocation of funds from the Board-restricted Contingency Fund, not to exceed \$50,000. Chase Hamilton seconded the motion. There was no discussion of the Resolution. Vote Passed unanimously.

C. Resolution 2013-03, Electronic Signature

Chase Hamilton called for a motion to pass Resolution. Suzanne Miller moved to pass Resolution 2013-03, that the BCHA Board authorizes the use of an electronic signature to bypass the normal procedure of 2 physical signatures on all BCHA transactions over \$3,000. Heather Filgate seconded the motion. There was no discussion on the Resolution. Vote passed unanimously.

D. Resolution 2013-04, FY 2013 Budget Amendment

Chase Hamilton called for a motion to pass Resolution 2013-04. Suzanne Miller moved to pass Resolution 2013-05, that the BCHA Board authorizes the addition of a line item to the FY 2013 budget that states the purchase of the community home at 111 Angani Way #4A. Bonnie Miller seconded the motion. There was no discussion on the Resolution. Vote passed unanimously.

E. Review of LEP, Limited English Proficiency Draft Policy, Nick Quaglia (absent).

David Patrie presented the LEP Policy draft as Nick Quaglia was not present at the Board meeting. David Patrie prefaced the provided draft with the fact that it is not currently required under BCHA's current tasks and mission, but that the plan is in preparation for future interaction with HUD funds. Overall the LEP policy that leads to the Language Access Plan (LAP) is designed to ensure that all services and programs of BCHA are available to all residents of Blaine County. The LAP explains how 20% of the County is Latino, and that a portion of that demographic may have limited/no ability to speak English and need assistance and access to BCHA services. Chase Hamilton mentioned that the only growing demographic group in the County is Latinos, while other populations are staying the same or decreasing. David Patrie also presented the materials that staff will use when helping LEP persons. Suzanne Miller mentioned that AT&T has a service called Language Line that can help translate for customers in various languages. This will be researched and implemented by staff. The document is still in its draft phase and will be submitted to the Board for final approval.

6. Commissioner Reports

Heather:

(Absent for this portion of meeting)

Chase:

None

Carter:

none

Bonnie:

Bonnie Moore commented on the good news that SV was able to increase their funding to BCHA.

Rick: - *absent*

Linda J:

Linda Johnston gave a brief market report stating that the number of foreclosures last month was 22. This is down from the 29 that occurred at the same time last year but still shows overall troubles in the real estate market and economy. She mentioned how high the demand was, and the overall lack of inventory in the market as well.

Suzanne:

Suzanne Miller explained that St. Luke's terminated their lease agreements with their other employee housing units in Ketchum and Hailey when they secured 4 units at CSX. and stop the lease agreements.

7. Consent Agenda

- A. Approval of July 17, 2013 BCHA Regular Board Meeting Minutes
- B. Approval of July 2013 Financial and Treasurer's Report
- C. July Executive Director's Report & Program Administrator's Report

Motion to approve Consent Agenda was made by Bonnie Moore and seconded by Suzanne Miller at 6:14 p.m., motion passed to approve Consent Agenda unanimously.

8. Announcements – Calendar of Upcoming Meetings & Events

- A. September 18, 2013, BCHA Regular Board Meeting - Ketchum City Hall
- B. September 23, 2013, Tentative Community Housing Credit Agreement with River Run Condos
- C. October 8, 2013 Sustain Blaine Economic Summit
- D. October 16, 2013, BCHA Annual Meeting – Blaine County Annex
- E. October 16, 2013, BCHA Regular Board Meeting – Blaine County Annex

Additional Items:

Various Board members voice concern over their ability to attend the next meetings. They will coordinate with Staff on times and availability.

10. Adjournment

A motion to adjourn the regular monthly meeting was made by Suzanne Miller and seconded by Bonnie Moore at 6:24 p.m. and motion to adjourn was approved unanimously.

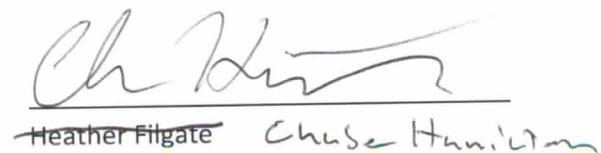
Respectfully Submitted by



Bobi Bellows

BCHA Program Administrator

Approved by



Heather Filgate

BCHA Chairwoman