

# Blaine County Housing Authority

## Public Meeting Minutes

Wednesday January 15, 2014  
Ketchum City Hall  
480 East Avenue, Ketchum, Idaho

### Members Present:

Chase Hamilton, *Vice Chair*  
Rick Davis  
Linda Johnston  
Carter Ramsay  
Bonnie Moore

### Absent:

Heather Filgate, *Chair*  
Suzanne Miller

### 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 5:06 p.m. Motion to approve agenda was made by Linda Johnston and seconded by Bonnie Moore; motion to approve the agenda was approved unanimously.

### 2. Comments from the Public

No comments from the public were made. Jim Slanetz and Larry Schoen were in attendance.

### 3. ARCH Report - Michelle Griffith

Michelle Griffith explained the progress on the Quail Creek project. Stated that the architect engineering team chosen for the project and those members are TAO Architects from Boise, Civil Engineer is Brian Yeager (Galena Engineering), Landscape Architect is Clemens Associates. Current issue is the setback and need to get a pre-determination from the County Commissioners about putting the western most access road in the hundred foot setback. Michelle Griffith showed a rendering of the project to further explain the issue and detailed the setback and access road situation, and answered question so that all could understand the issue accordingly. Michelle Griffith will be going before the County Commission on February 11<sup>th</sup>.

Second item to discuss and update is the house being donated that was to be moved to a donated lot, has been put on hold, as the supposed owner had not actual closed on the purchase of the home, therefore another home was identified that too is being donated and can be moved onto the lot. A

hearing with the neighbors of the lot where the house will be moved to is scheduled for tomorrow to explain and discuss the actual placement of the home on the donated lot. Chase Hamilton asked how much it actually costs to move a home. Michelle answered that is around \$20,000 but moving the wires is the biggest portion of the expense.

The Bellevue House is the final home from IHFA funds from the RFP for four (4) homes to be renovated and filled with qualified families, is nearly finished. It is a 3 bedroom 2 bath home, on a double lot, just waiting for the carpet to go in, and the radon mitigation to be completed. The appliance package is ready to go in, but will wait until a qualified buyer is identified and a contract with a closing date in place. Michelle Griffith also related that ARCH is a bit budget constrained on this house due to the fact that HUD and IHFA have been struggling with cost reasonableness. The overall budget was determined by the maximum allowable by HUD, and ARCH will not make the full developer fee allowed, and the longer they hold on to the house through the winter they might run out of money.

Michelle Griffith also gave the City of Sun Valley report as a Sun Valley Commissioner. Michelle will be the liaison for the next two (2) years. She asked that David Patrie start the preliminary work on making recommendations for affordable housing within and for the City of Sun Valley. Larry Schoen mentioned that Keith Saks, one of the new city commissioners, was very helpful on mortgage fraud, banking fraud related to mortgages and knows that Keith cares about housing related issues. Michelle added that Peter Hendricks is a strong affordable housing advocate. David Patrie asked if beginning the work should be started with City of Sun Valley staff. Michelle Griffith recommended speaking with Susan Robinson, and maybe asking to get on the very next agenda because the council needs information regarding affordable housing.

#### **4. Discussion/Action Items**

- A. Review & Discussion of unrestricted BCHA accounts; possible action to transfer funds into a restricted account(s) – Chase Hamilton reminded the board of a prior discussion about leaving 3 months of operating funds in the unrestricted account and putting the remainder into a restricted account. David Patrie reminded the board that at BCHA's annual meeting the board discussed keeping three (3) months worth of operating funds in the unrestricted account and that since the time the policy was put in place the cash flow profile has only changed a little, now where BCHA has a bit more regular monthly income coming from property management fees and it being three (3) months later, the board needs to determine if a change should be made. The Board decided to maintain the current policy and to keep all the current funds in the unrestricted accounts.
- B. Adoption of Reasonable Accommodation Policy – David explained the memo for this discussion item in board packets. Michelle Griffith interjected that she will be putting all of ARCH's policies on their website, under the "About Us" tab. Linda Johnston moved that the

BCHA board of commissioners move to adopt this reasonable accommodations policy as presented, Bonnie Moore seconded and the motion passed unanimously at 5:38 pm.

- C. Discussion of SVBR comments on BCHA Annual Report – David Patrie reviewed the memo for discussing Sun Valley Board of Realtors (SVBR) comments from a letter sent to BCHA and penned by Bob Crosby who is the SVBR Government Affairs Director. David Patrie asked for advice regarding his drafted reply to Bob Crosby, specifically asking if it should be a formal reply from BCHA's board or a less formal reply from himself as Executive Director of BCHA. Various comments from board members ensued and consensus was made that David Patrie should respond to Bob Crosby informally, for now. Linda Johnston asked to speak with David Patrie in the morning regarding the draft given, and David agreed to speak in the morning.
- D. Discussion about the formation of a Real Estate Advisory Panel – David Patrie gave an overview of why the board was being asked to create a Real Estate Advisory Panel and if the board was interested in generating the panel, having the panel discuss BCHA becoming a licensed Realtor and presenting at the next board meeting the conclusion and recommendation the panel made. Bonnie Moore, Rick Davis and Linda Johnston agreed to form the panel and discuss the topic.

#### **5. Commissioner Reports**

- a. Sustain Blaine - Carter Ramsay stated that at the next BCHA board meeting he will have more information referencing Sustain Blaine.
- b. Linda Johnston gave a real estate report and stated that the area has recovered from the "bottom." Prices are at a status quo. Assessed value versus appraised value is very different. Inventory is lowest in 7 years. There are less tentative buyers; a much more dedicated buyer is shopping now. Carter Ramsay added that the second half of 2015 will be when building will "pop." And Jim Slanetz with the City of Ketchum related that the land swap was in limbo with the appointment of the new mayor and no new policy to create direction.

#### **6. Consent Agenda**

- A. Approval of November 20, 2013 BCHA Regular Board Meeting Minutes
- B. Receive and file November & December 2013 Treasurer's and Financial Reports
- C. Receive and file December 2013 Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda, was made by Rick Davis and seconded by Bonnie Moore, a vote was taken and the motion passed, unanimously at 6:20p.m.

#### **7. Announcements – Calendar of Upcoming Meetings & Events**

- A. February 11, 2014 Blaine County Commissioner meeting
- B. February 19, 2014 BCHA Regular Meeting - Blaine County Annex

- C. March 19, 2014 BCHA Regular Meeting - Ketchum City Hall
- D. April 16, 2014 Regular Meeting - Blaine County Annex

8. **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 Carter Ramsay and seconded by Bonnie Moore at 6:27p.m. Rick Davis recued himself and left the meeting.

| Roll Call Vote: | Yea      | Nay |
|-----------------|----------|-----|
| Chase Hamilton  | <u>√</u> |     |
| Linda Johnston  | <u>√</u> |     |
| Bonnie Moore    | <u>√</u> |     |
| Carter Ramsay   | <u>√</u> |     |

The Board ended its executive session at 7:15 p.m. and no decision was made.

9. **Adjournment**

Motion to adjourn the meeting was made by Carter Ramsay and seconded by Bonnie Moore at 7:17p.m.

**Respectfully Submitted by**

**Approved by**

  
\_\_\_\_\_  
Bobi Bellows  
BCHA Program Administrator

  
\_\_\_\_\_  
Heather Filgate  
BCHA Chairwoman