

Blaine County Housing Authority Public Meeting Minutes

Wednesday May 21, 2014
Ketchum City Hall
480 East Avenue North
Ketchum, Idaho

Members Present:

Heather Filgate, *Chair*
Suzanne Miller
Bonnie Moore – *by telephone*
Linda Johnston

Absent:

Rick Davis
Chase Hamilton, *Vice Chair*
Carter Ramsay

Staff:

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

1. Call to Order/Approval of Agenda

Heather Filgate called the Regular Monthly Meeting to order at 5:17 p.m. Motion to approve agenda was made by Suzanne Miller and seconded by Bonnie Miller; motion to approve the agenda was approved unanimously.

2. Comments from the Public

No public was in attendance.

3. ARCH Report - Michelle Griffith

Michelle Griffith gave a brief update on the following items:

- Home moved to Alturas Drive was lowered onto the foundation, and will be available to rent in July.
- House on Alpine Way in Ketchum will also be moved in late summer and to a lot in Woodside area of Hailey.
- ARCH submitted an application for funding from NOFA to get more homes and rehab then resell per IHFA rules.

ARCH has received additional offers for donated homes, but needs to identify land and work with BCHA to determine a plan for either adding them as additional rental properties or for resale after rehabilitating the structures. Linda Johnston asked about the locations where the donated house will be moved to, and Michelle Griffith answered there is a need for donated land to place the donated homes upon, but it will

just depend on the location of those land donations. Heather Filgate asked about Habitat for Humanity, Michelle Griffith gave a brief rundown of the history of Habitat for Humanity's presence in Blaine and County and explained that Habitat for Humanity was no longer active in the county and was assumed by ARCH.

4. Comments from Liaisons from Elected Bodies

Michelle Griffith, City of Sun Valley Council member and liaison to Blaine County Housing Authority noted that it was budget season and that is a tough year for most jurisdictions. Ketchum's current budget challenges are centered on funding 3 firefighter's salaries that were funded with a grant that is now expired. Michelle Griffith also mentioned that with the planned renovation and temporary closure of the Sun Valley Lodge will reduce the number of pillows available sending guests to other areas for accommodations and reducing Sun Valley's LOT tax receipts.

5. Discussion/Action Items

- A. Adoption of Extended Community Home Sale Process – Heather Filgate noted that the process was well thought out and appreciated the presentation. David Patrie presented to the board the formal policy change and proposed changes to the current home selling process. Suzanne Miller made a motion to adopt the Extended Community Home Selling Process policy and the motion was seconded by Heather Filgate; all voted unanimously to adopt the policy.
- B. Introduction and Discussion of Professional Representation Initiative – David Patrie introduced the initiative and its origins from the work done by the Real Estate Advisory Panel. The board discussed the initiative and the implications for having such an initiative. Linda Johnston asked that verbiage be added, "or at the price that is agreeable to both the Agent and the Buyer/Seller" to the initiative for the compensation portion. David Patrie reminded the board that this initiative was being considered a "Pilot Program" for BCHA and would be voluntary for all parties. As a part of rolling out the initiative the board felt a brochure should be generated and made available for when buyers and sellers begin their negotiations.
- C. BCHA Semi-Annual Report presentation – David Patrie presented a power point presentation to the board focused on the highlights within the Semi Annual Report to Stakeholders, noting that the points in the presentation were to make certain the board was aware of key points and data within the report. Heather Filgate suggested that more specific graphics be added to future reporting that would visually highlight those key points and data as "KTA's – key takeaways" and to also add page numbers after each KTA for easy reference when reading the full report.

6. Commissioner Reports

- ~~A. Sun Valley Economic Development (formerly Sustain Blaine) – Carter Ramsay absent~~
- B. Real Estate Market – Linda Johnston presented the board with a one sheet Real Estate Market Update which shows a rolling 12-month comparison of homes listed/sold/pending through April 30, 2014. Linda Johnston added that according to this market update that real estate prices were trending up and inventory was dropping.
- C. Others
Heather Filgate – announced that she will be ending her term as board member and chair, and that her last meeting will be the June 18th meeting.

7. Consent Agenda

- A. Approval of April 16, 2014 BCHA Regular Board Meeting Minutes
B. Receive and file April 2014 Treasurer's and Financial Reports
C. Receive and file April 2014 Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda, was made by Suzanne Miller and seconded by Linda Johnston, a vote was taken and the motion passed, unanimously at 7:13 p.m.

8. Announcements – Calendar of Upcoming Meetings & Events

- A. June 2, 2014, BCHA makes their Annual Report to the City of Hailey
B. June 16, 2014, BCHA makes their Annual Budget Request to the City of Hailey
C. June 18, 2014, BCHA Regular Board Meeting – Blaine County Annex
D. July 7, 2014, BCHA makes their Annual Report to the City of Sun Valley
E. July 16, 2014, BCHA Regular Meeting – Ketchum City Hall
F. August 20, 2014, Regular Meeting – Blaine County Annex
G. August 21, 2014, Bipartisan Policy Center Housing Commission, Regional Forum - SV

~~9. 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~~

10. Adjournment

Motion to adjourn the meeting was made by Linda Johnston and seconded by Suzanne Miller at 7:15 p.m.

Respectfully Submitted by



Bobi Bellows
BCHA Program Administrator

Approved by



Heather Filgate
BCHA Chairwoman