

Blaine County Housing Authority Public Meeting Minutes

Wednesday January 20, 2016
Ketchum City Hall
480 East Avenue North
Ketchum, Idaho

Members Present:

Sabina Gilbert, *Chair*
Rick Davis, *Vice Chair*
Chase Hamilton
Gordon Barclay

Absent:

Janine Bear
Erin Kelso

Staff:

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

1. Call to Order / Comments from the Chair & Comments from the Commissioners

Sabina Gilbert called the Regular Monthly Meeting to order at 5:07 p.m.

Vice Chair Rick Davis stated that, as a follow up from the retreat last weekend, he sent an email to the Blaine County School District Assistant Superintendent asking him consider recommendations for Blaine County Commissioner.

2. Comments from the Public

None

3. Comments from Liaisons from Elected Bodies

Michelle Griffith, Sun Valley City Council, informed the Board that the city continues to look at the best way to use the city condominiums and hopes that the Housing Authority can lend their expertise to that discussion. She asked that the Housing Authority construct or endorse a plan for how to use money from sale of condos. Mrs. Griffith also stated that the sale of the condos would likely involve a removal of the deed restriction.

Executive Director, David Patrie, brought up the analysis BCHA did when the city considered this several years ago. Michelle Griffith suggested building upon past analysis for a complete evaluation to determine the needs of the city employees. David Patrie requested to receive a formal request from the city.

4. ARCH Community Housing Trust Report – Michelle Griffith

ARCH Representative Michelle Griffith reported on current projects with BCHA:

- The sale of the Hailey 4-plex has closed while meeting financial expectations and serving the community need.
- She reported that the three Glenbrook homes currently have one sold and occupied, one due to close, one under contract, hopeful to close on the final house soon. ARCH plans to build two more homes on the adjacent lots next spring

- The double lot at Oak and 6th Street in Bellevue is planned for four townhomes in two buildings to be used as rental units. Review of ARCH's application by the city remains on hold after the Bellevue Planning Director left. Soon ARCH will proceed with subdividing the lots, re-platting, entering design review then starting construction.
- Michelle met with the homeowners regarding the Buttercup homes during the holidays. She noted that landscaping features are under review and construction underway.
- She also gave a background on the KURA (Ketchum Urban Renewal Agency) meeting she recently attended regarding discussion of a joint request for proposal (RFP) by the city and KURA owned lots on 1st and Washington.

5. Discussion/Action Items

A. Approve BCHA Resolution 2016-01 terminating joint venture

Executive Director David Patrie gave a brief background on the 2015 joint venture with ARCH about redeveloping the property at 521 River St. The joint venture agreement terminates automatically upon completion of project to convert into condominiums or upon mutual agreement of the parties. Because this property sold prior to the conversion to condominiums, the parties have to act individually to terminate the agreement. This resolution will serve as BCHA's agreement to terminate the joint venture.

Chase Hamilton moved to adopt Resolution 2016-01, Gordon Barclay seconded the motion and the motion passed unanimously at 5:42 pm.

B. Action to elect a board Treasurer

After discussion from the Board, David Patrie suggested holding the item for later when more Commissioners are present or changing the by-laws to remove mandate for a Treasurer.

Rick Davis moved to table action for the election of a Treasurer until full attendance at a meeting and asked staff to do research about changing by-laws or having one individual hold more than one position. Chase Hamilton seconded this motion and the motion passed unanimously at 5:47 pm.

C. Discussion and possible action regarding BCHA health benefits

David Patrie corrected the mislabeled memo as 5B to 5C, gave overview of issues with current practice of individuals selecting health plans with direct reimbursement by BCHA and addressed options for new BCHA employee health benefit plans.

Michelle Griffith commented by providing insight from her experience with the same issue through City of Sun Valley

Rick Davis moved to continue this discussion at the next meeting on February 17, 2016 at which time the staff will report back on what they've learned about the Defined Contribution Health Plan, Chase Hamilton seconded this motion and the motion passed unanimously at 6:03 pm.

D. Review and discuss draft BCHA marketing plan

David Patrie spotlighted that this marketing plan is before the Board because it is in our Strategic Direction and the City of Ketchum requested it through BCHA's Contract for Service.

Program Administrator Bobi Bellows gave overview of marketing plan and discussed comments and changes from the Board members.

6. Commissioner Reports

None

7. Consent Agenda

- A. Approval of November 18, 2015 BCHA Regular Board Meeting Minutes
- B. Receive and file November 2015 Financial Reports
- C. Receive and file December 2015 Financial Reports

Rick Davis requested to remove item 7A from the Consent Agenda.

Motion to approve the Consent Agenda with items 7B and 7C, was made by Chase Hamilton and seconded by Rick Davis, a vote was taken and the motion passes, unanimously at 6:16 p.m.

Motion to approve item 7A, November 18, 2015 BCHA Regular Board Meeting Minutes, was made by Gordon Barclay and seconded by Chase Hamilton, a vote was taking and the motion passes, unanimously, Rick Davis abstains, at 6:17 pm.

8. Staff Reports

- A. Receive and file Nov-Dec 2015 Executive Director's Report
- B. Receive and file Nov-Dec Program Director's Report

Program Director Bobi Bellows noted an update to her report that the Elkhorn Springs unit that was listed under contract is now closed.

9. Announcements – Calendar of Upcoming Meetings

- A. February 5th, SWOT Analysis at Zion's Bank Building, 12pm - 2pm
- B. February 15th, BCHA office closed for President's Day
- C. February 17th, BCHA Regular Board Meeting – Blaine County Annex
- D. March 16th, BCHA Regular Board Meeting – Ketchum City Hall

10. 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

None

11. Adjournment


Motion to adjourn the meeting was made by Rick Davis and seconded by Gordon Barclay at 6:24 p.m.

Respectfully Submitted by



 Bobi Bellows
 BCHA Program Director

Approved by



 Sabina Gilbert
 BCHA Chairwoman