

# Blaine County Housing Authority

## Regular Quarterly Minutes

Wednesday January 16, 2019 at 5:30 p.m.  
Ketchum City Hall  
480 East Avenue North, Ketchum, Idaho

### Members Present:

Mason Fredrickson, *Chair*  
Sabina Gilbert  
Chase Hamilton  
Nate Hart  
Erin Kelso

### Absent:

### Staff:

Nathan Harvill, *Executive Director*  
Bobi Bellows, *Program Director*

- 1. Call to Order and Roll Call** - Mason Fredrickson called the Regular Monthly Meeting to order at 5:48 p.m. Roll call was taken by Bobi Bellows. Mason Fredrickson, present, Sabina Gilbert, present, Chase Hamilton, present, Nate Hart, present, Erin Kelso, present.
- 2. Agenda Review** - none.
- 3. Comments from Partner Organizations & the Public**

Michelle Griffith with the ARCH Community Housing Trust gave an update to ARCH's activities of late. The 4 units being constructed in the Woodside neighborhood of Hailey should be completed the Spring, but may not be occupiable until the park required by zoning ordinance is completed. The Blaine Manor site development was not funded in the last grant round with IHFA. In light of the lack of funding, ARCH will need to explore a couple of options for developing the site.

Dick Fosbury introduced himself to the BCHA Board as the newly appointed County Commissioner will now be the County's liaison for the BCHA.

- 4. Comments from Liaisons from Elected Bodies**

Dick Fosbury, Blaine County Commissioner and County liaison to BCHA stated that the number one priority of the County is to find solutions for providing more housing opportunities in Blaine County, and that the County is planning to hold several housing workshops. He offered his support to BCHA and looks forward to working with the BCHA board and staff in this regard.

- 5. Discussion/Action Items**

- A. BCHA Audit Report FY 2018** - Brady Workman with the accounting firm, Workman & Company gave an explanation of items in the audit report and answered questions for BCHA board members.
- B. Strategic Plan Update** - Nathan Harvill gave a quick presentation of the 2 (two) Strategic Planning Sub-Committee's meetings held and the discussions that ensued for developing the next 5 year plan the sub-committee is looking at specific things:
  - Interact more with jurisdictions
  - Owners using equity in community housing units, through BCHA to improve or repair units
  - have BCHA Executive Director meet more often with liaisons with all jurisdictions
  - quarterly reporting to jurisdictions and their planning & zoning departments
  - early project reviews
  - be a resource for developers

- vii. update BCHA income categories, and guidelines
- viii. incentives to make deed restricted housing attractive to developers

Michelle Griffith added a comment about items listed and asked to be involved sooner in the process. Sabina Gilbert stated that the Strategic Planning Sub-Committee plans to finish the process within this fiscal year, Nate Hart requested a draft of the plan by the third quarter board meeting. The Sub-Committee will meet again on January 30, 2019.

- C. **Discussion related to the Blaine County Housing Foundation and update** - Nathan Harvill updated the BCHA board on recent discussions regarding the BCH Foundation's ideas to provide direct assistance to struggling Blaine County households in the form of Housing Gap Grants. Nathan iterated the Foundation's intent was to provide direct assistance and not to develop housing per se.

## 6. Commissioner Reports

Mason Frederickson noted his meeting with County Commissioner Angenie McCleary, he mentioned her desire to have BCHA attend more County Commissioner meetings in the future.

Nate Hart let Michelle Griffith know that the new ARCH development project in Hailey "looked great!"

## 7. Consent Agenda

- A. Approval of October 17, 2018 BCHA Regular Meeting Minutes - Nate Hart moved to approve the Consent Agenda, Chase Hamilton seconded. No further discussion, motion passed unanimously at 6:35 p.m.

## 8. Staff Reports

- A. Receive and file Executive Director's Report for 1<sup>st</sup> Quarter FY 2019 - Nathan Harvill gave the BCHA board an oral report of the contents of his Executive Director's 1<sup>st</sup> Quarter report.
- B. Receive and file Program Director's Report for 1<sup>st</sup> Quarter FY 2019
- C. Receive and file Financial Reports for 4<sup>th</sup> Quarter FY 2018
- D. Receive and file Financial Reports for 1<sup>st</sup> Quarter FY 2019

## 9. Announcements – Calendar of Upcoming Meetings

- A. January 21, 2019 - Martin Luther King Day, BCHA Offices Closed
- B. February 18, 2019 - President's Day, BCHA Offices Closed
- C. April 17, 2019, BCHA Regular Meeting, Blaine County Annex, Hailey
- D. July 17, 2019, BCHA Regular Meeting, Ketchum City Hall, Ketchum
- E. October 16, 2019, BCHA Regular Meeting, Blaine County Annex, Hailey

## 10. Executive Session (if required) – Idaho Code 74-206 (1) to discuss, ~~(a) hiring, (b) personnel, (c) acquiring interest in real property, (d) records disclosure, (f) pending litigation, or (i) pending claims~~

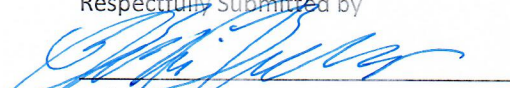
Sabina Gilbert moved to enter into to Executive Session pursuant to Idaho Code 74-206 (1) to discuss (b) personnel and (f) pending litigation, Erin Kelso seconded. Roll call vote was taken; Sabina Gilbert, yay, Mason Frederickson, yay, Nate Hart, yay, Chase Hamilton, yay, and Erin Kelso, yay. The BCHA board moved into Executive Session at 6:54 p.m.

Chase Hamilton moved to exit Executive Session, Erin Kelso seconded. Roll call vote was taken; Sabina Gilbert, yay, Mason Frederickson, yay, Nate Hart, yay, Chase Hamilton, yay, and Erin Kelso, yay. The BCHA board exited Executive Session at 8:26 p.m.

## 11. Action Item - none.

## 12. Adjournment - Mason Fredrickson adjourned the meeting at 8:27 p.m.

Respectfully Submitted by

  
Bobi Bellows  
BCHA Program Director

Approved by

  
Mason Frederickson  
BCHA Chair