

# Blaine County Housing Authority

## Regular Meeting Minutes

Wednesday October 17, 2018  
Blaine County Annex  
219 First Avenue, Hailey Idaho

### Members Present:

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

### Absent:

Janine Bear  
Erin Kelso

### Staff:

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

1. **Call to Order and Roll Call** - Sabina Gilbert called the Regular Monthly Meeting to order at 5:44 p.m. Roll call was taken by Bobi Bellows: Sabina Gilbert, here; Nate Hart, here; Mason Fredrickson, here; Chase Hamilton, here; Janine Bear, absent; Erin Kelso, absent.
2. **Agenda Review** - none.
3. **Comments from Partner Organizations & the Public** - Larry Schoen, Blaine County Commissioner addressed the BCHA Board about his leaving the Blaine Board of Commissioners, expressed his frustration with BCHA and its Board not working closely enough with the County to advocate for affordable housing. Sabina Gilbert thanked Larry for his comments and noted that the BCHA board had been undergoing a transition in membership but that going forward members of the BCHA Board agreed to have a more robust public presence.
4. **Comments from Liaisons from Elected Bodies** - Michael David, City of Ketchum Councilor commented that it has been a challenge for him to attend BCHA's meeting and shared Larry Schoen's frustration with BCHA's limited presence, suggested that the new policies generate more than just an advocacy position for BCHA, that BCHA should develop more powers to generate a wider variety of affordable housing options.
5. **Discussion/Action Items**
  - A. Ratification of Executive Director's signature on Modified Community Housing Covenant for Sun Valley Dental Arts Project - Nathan Harvill briefly described the modifications that were made to the deed covenant for the Sun Valley Dental Arts Project. Chase Hamilton moved to ratify the executed Revised Deed Covenant as presented, Nate Hart seconded the motion. Motion passed unanimously at 6:06 pm.
  - B. Discussion New Employee Evaluation Methodology - Nate Hart as part of the committee, commented that the previous form used for staff evaluations was heavily excel based and burdensome for the reviewer as well as the reviewee. He stated that the committee focused on what exactly the board wanted to know from the review process and put that into the new form. Mason Fredrickson added that the process for evaluation will be different and something to get used to. Nate Hart also added that a point system is attached to comments. Sabina Gilbert proposed a change to an item on the new form. Nate Hart moved to accept the new form with penciled additions, Mason Frederickson seconded the motion. Motion passed unanimously at 6:14 pm.
  - C. Presentation on Local Housing - Natalie Spencer ApexOne/Galena Peak Partners - Natalie Spencer outlined the premise by which she and ApexOne/Galena Partners developed the research project and presented their findings to the BCHA board. Larry Schoen commented that the housing authority by statute

is authorized to assist low-income not middle income or above. Nathan Harvill thanked Natalie for the information and commented that using this information will allow BCHA the opportunity to lobby and advocate for policy changes amongst the jurisdictions.

- 6. Commissioner Reports** - Chase Hamilton informed the board that he and Nate Hart attended the dinner with Paulette Jordan. Chase stated that Paulette spoke about her interest in removing the State's pre-emptive legislation, and allowing local jurisdictions regulatory authority for affordable housing.

**7. Consent Agenda**

- A. Approval of July 18, 2018 BCHA Regular Meeting Minutes
- B. Receive and file July 2018 Treasurer's and Financial Reports
- C. Receive and file August 2018 Treasurer's and Financial Reports
- D. Receive and file September 2018 Treasurer's and Financial Reports

Mason Fredrickson moved to approve the Consent Agenda sans the July, August and September Treasurer's and Financial Reports, Nate Hart seconded the motion. Motion passed unanimously at 6:45 pm.

**8. Staff Reports**

- A. Receive and file July, August, and September 2018 Executive Director's Report
- B. Receive and file July, August and September 2018 Program Director's Report

Nathan Harvill updated the board regarding BCHA's new office location.

**9. Announcements – Calendar of Upcoming Meetings**

- A. October 30, 2018 - SVED Annual Economic Summit
- B. November 22-23, 2018 - Thanksgiving Holiday, BCHA Offices Closed
- C. December 24-25, 2018 - Christmas Holiday, BCHA Offices Closed
- D. January 1, 2019 New Year's Day, BCHA Offices Closed
- E. January 16, 2019 BCHA Annual & Regular Quarterly Meeting

- 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~~**

Chase Hamilton moved to go into Executive Discussion per Idaho Code 74-206 to discuss item (b) personnel and item (f) pending litigation, Mason Fredrickson seconded the motion. Roll call vote was taken, Chase Hamilton, yes, Sabina Gilbert, yes, Nate Hart, yes, Mason Fredrickson, yes, Janine Bear, absent, Erin Kelso, absent. BCHA Board of Commissioners moved into Executive session at 7:05 p.m.

Nate Hart moved to end Executive Session. Mason Fredrickson seconded the motion. Roll call vote was taken: Sabina Gilbert, yes, Mason Fredrickson, yes, Chase Hamilton, yes, Nate Hart, yes, Janine Bear, absent, Erin Kelso, absent. BCHA Board of Commissioners ended executive session at 8:52 p.m.

- 11. Action Item - None.**

- 12. Adjournment - Sabina Gilbert adjourned the meeting at 8:58 pm.**

Respectfully Submitted by

Approved by



Bobi Bellows  
BCHA Program Director



BCHA Chair