

Blaine County Housing Authority

Approved Regular Meeting Minutes

Ketchum City Hall

191 5th St. W Ketchum, ID 83340

Wednesday January 18, 2023, at 12:00 P.M.

<https://ketchumidaho-org.zoom.us/j/8458758-0576>

Phone Number: (253) 205-0468

Meeting ID: 845 8758 0576

Passcode: 123684

Members Present:

Keith Perry, *Chair*
Nate Hart—Vice Chair *via teleconference*
Tara Bell—*via teleconference*
Mason Frederickson—*via teleconference*

Absent:

Others Present:

Sarah Michael, BCHA Interim Executive Director
Carissa Connelly—Housing Director
Michael David—City Councilman

1. CALL TO ORDER AND ROLE CALL

BCHA Board Chair, Keith Perry called the Regular Monthly Meeting to order at 12:00p.m.
Roll call was taken by Sarah Michael

2. COMMUNICATIONS AND COMMENTS

A. Communication from Government Liaisons and Elected Officials

Michael David, Ketchum City Council – Thanked the BCHA for all the work they are doing for the community.
(00:02:24 *in video*)

B. Communications from the Board (00:03:05 IN VIDEO)

Keith Perry discussed the formation of a Citizens Committee regarding a local option tax dedicated to housing. City of Ketchum is considering and how the dollars will be allocated; Tourism Partnership; Upcoming meeting with April Norton, the Housing Director for

Jackson Hole at the Community Library, Tuesday January 24, 2023.

Carissa Connelly talked about the details of the meeting, and what to expect.

Discussion by Board Members and Carissa Connelly regarding the upcoming meeting at the Community Library.

Discussion about the Washington Street Project and AMI numbers.

Keith Perry informed the board he was appointed to a sub-committee by City of Ketchum to bring in developers to analyze specific city lots for potential upcoming affordable housing projects.

Mason Frederickson wants to have the budget finalized by the next board meeting. Board members discussed the upcoming board meeting date and locations.

3. ANNUAL MEETING – Adopt a 2023 BCHA Board Meeting Calendar.

Motion to adopt the annual meeting calendar as amended.

MOVER: Nate Hart

SECONDER: Mason Frederickson

AYES: Nate Hart, Mason Frederickson, Keith Perry, Tara Bell

RESULT: ADOPTED UNANIMOUS

4. REGULAR MEETING BUSINESS

A. Review and approve minutes of December 21st and 28th 2022, BCHA Board meeting.

Motion to approve the minutes as stated.

MOVER: Nate Hart

SECONDER: Mason Frederickson

AYES: Nate Hart, Mason Frederickson, Keith Perry, Tara Bell

RESULT: ADOPTED UNANIMOUS

B. Review and approve December 2022, Treasurers Report and Financials.

Mason Frederickson addressed a negative line item that has been in place prior to all current board members. P & L shows a small loss due to Contracts for Services that have been invoiced but not been paid yet. Nate Hart inquired about the Lift Tower Lodge roof. Sarah Michael informed the board of an upcoming snow removal charge. The board discussed increasing payments to \$600 a month to Lawson Laskey but not paying it off with surplus capital.

Motion to approve December 2022, Treasurers Report and Financials

MOVER: Tara Bell

SECONDER: Nate Hart

AYES: Nate Hart, Mason Frederickson, Keith Perry, Tara Bell

RESULT: ADOPTED UNANIMOUS

D. Update of City of Ketchum’s Housing Plan

Carissa Connelly informed the Board of some current programs being put into place by the Housing Department for the City of Ketchum. CC&Rs are being reviewed by the Housing Department, in Ketchum to see how prohibitive they would be to ADU’s development. They are creating an FAQ for homeowners regarding ADU’s. They have partnered with Jackson Teton County to share strategies and ideas. The Deed Restriction and Purchase program is drafting a template which would be an Agreement between owner and City of Ketchum. This draft will go

to council next month. A new emergency housing shelter will be opening in Hailey this Friday, January 20, 2023.

C. City of Ketchum’s Proposal re: Ownership and Management of Lift Tower Lodge.

Sarah Michael announced that Ketchum City Council approved Brian Schroeder as onsite manager of the Lift Tower Lodge. General discussion about the ownership and future of Lift Tower Lodge.

Topics of conversation included funding, staffing issues, parking, and highway improvements. The board agreed to keep the conversation going.

D. Update on BCHA Staffing

Sarah Michael reported that Blaine County is not ready to develop a Housing Department. As a result it is challenging to hire Program Administrator for BCHA, when the candidate would not know who they are working for. BCHA also needs an executive director. Sarah Michael suggested contracting with the City of Ketchum to manage housing issues. General discussion of options for moving forward included changing the role allowing the board to hire just one staff member.

F. Discussion of Updates to the BCHA Guidelines/Policies - Tabled

5. NEW BUSINESS

None

6. OLD BUSINESS

- A. BCHA Housing Compliance and Community Housing Sales Update**
4 Units have sold, providing families with housing.

8. Adjournment – Keith Perry adjourned the meeting at 1:45 p.m.

Approved by _____
Keith Perry
BCHA Chair