



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

CALL TO ORDER: By Board Chair Keith Perry (00:00:7)

ROLL CALL: (00:00:20)

Keith Perry- Board Chair

Daryl Fauth- Treasurer

Ana Torres- Board Member (via zoom)

ALSO PRESENT:

Carissa Connelly –Housing Director, BCHA Executive Director

Heather Nicolai –Housing Operations Manager

Liz Vargas –BCHA Program Administrator

Daniel Brown –BCHA Silvercreek Living Property Manager & Program Administrator

Jacklyn Highfill –Housing Administrative Assistant

Rian Rooney –Housing Fellow (via Zoom)

Tripp Hutchinson – Ketchum City Councilmember, BCHA Liaison

Muffy Davis—Blaine County Commissioner, BCHA Liaison

MOTION TO MOVE TO EXECUTIVE SESSION (00:36:05)

MOVER: Keith Perry

SECONDER: Daryl Fauth

AYES: Keith Perry, Ana Torres, Daryl Fauth

NAYS:

RESULT: ADOPTED

RECORDING PAUSED FOR EXECUTIVE SESSION

COMMUNICATIONS FROM BCHA BOARD: (00:03:00)

1. Public Comments in person
Sun Valley Resident : (00:03:42)

COMMUNICATIONS FROM BCHA LIASONS: Updates from the Liaisons on their jurisdictions

2. Liaison Reports
 - a. Muffy Davis (00:07:12)
 - b. Tripp Hutchinson (00:07:18)

COMMUNICATIONS FROM THE STAFF:

3. Staff Update- Housing Director, Carissa Connelly (00:07:40)

CONSENT AGENDA: (00:33:25)

5. Approval of the December 17, 2025, BCHA Board Meeting Minutes
6. Approval of the January 8, 2026, BCHA Special Board Meeting Minutes
7. Approval of the December 2025 Financial Report
8. Recommendation to Approve Independent Contractor Agreement with Rian Rooney
9. Recommendation to Adopt February Meeting Schedule
10. Recommendation to Approve Updated Contract for Legal Counsel



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

MOTION TO APPROVE CONSENT AGENDA: (00:16:30)

MOVER: Keith Perry

SECONDER: Daryl Fauth

AYES: Keith Perry, Ana Torres, Daryl Fauth

NAYS:

RESULT: ADOPTED

NEW BUSINESS:

11. Annual Meeting Board Elections

12. Recommendation to Approve Exception Request- Operations Manager, Heather Nicolai (00:18:53)

13. Recommendation to Approve Exception Request- Housing Policy & Program Strategist, Rian Rooney (00:20:15)

MOTION TO GRANT CREDIT FOR UNAFFORDABLE HOA COSTS TO OWNER SINCE 2020 (ESTIMATED \$35,000- NO CAP- TO BE ADJUSTED AT SALE) AND TO ITEMIZE NO-INTEREST LOANS AND REFUND THE FOUNDATION ACCOUNT FOR SAID LOANS AT SALE (00:44:24)

MOVER: Daryl Fauth

SECONDER: Keith Perry

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

MOTION TO APPROVE CAPITAL IMPROVEMENTS BASED ON BCHA'S DEPRECIATION FORMULA (00:54:27)

MOVER: Daryl Fauth

SECONDER: Ana Torres

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

Comment by Jan Wygle (00:57:21)

MOTION TO APPROVE THE ALTERNATIVE APPRECIATION FORMULA OF 4% FIXED RATE COMPOUNDED ANNUALLY FIGURE (01:13:21)

MOVER: Daryl Fauth

SECONDER: Ana Torres

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

MEETING ADJOURNED (01:15:40)

MOVER: Daryl Fauth

SECONDER: Keith Perry

AYES: Keith Perry, Ana Torres, Jennifer Rangel, Sarah Seppa, Daryl Fauth

NAYS:

RESULT: ADOPTED



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

Respectfully submitted by:

DocuSigned by:
Carissa Connelly
A93A41PC6D234741
Carissa Connelly
BCHA Executive Director

Approved by:

Signed by:
Keith Perry
BA957AC81513481...
Keith Perry
BCHA Chair