



BLAINE COUNTY HOUSING AUTHORITY

Meeting Minutes

Wednesday, November 13, 2024, 12:00 PM

111 N. First Ave., Suite 2P, Hailey, Idaho 83333

CALL TO ORDER: *(00:00:33 in video)*

Keith Perry called the meeting to order.

ROLL CALL:

Keith Perry – Board Chair *(via teleconference)*

Sarah Seppa – Board Vice-Chair

Jennifer Rangel – Board Member

Ana Torres – Board Member *(joined via teleconference 00:06:46 in video)*

ALSO PRESENT:

Carissa Connelly – Ketchum Housing Director/BCHA ED

Heather Nicolai – Ketchum Housing Operations Manager

Frances Solano – BCHA Program Administrator

Liz Vargas—BCHA Program Administrator

Bri Zack—BCHA Operations and Application Contractor

Rian Rooney—Housing Fellow *(via teleconference)*

Jessica Obenauf, Bellevue City Councilmember – BCHA Bellevue Liaison

Tripp Hutchinson, Ketchum City Councilmember – BCHA Ketchum Liaison

Lisa Horowitz, Hailey City Administrator – BCHA Hailey Liaison

Keith Perry asked Sarah Seppa to chair the meeting as she is in person *(00:01:10 in video)*

Sarah Seppa amended the agenda order so the Board would have a quorum for the exemption request *(00:01:40 in video)*

1. Review of exception request

Introduction by: Carissa Connelly *(00:02:00 in video)*

BCHA Legal Counsel, Maren Erickson with White Peterson *(00:02:50 in video)*

Presented by: Carissa Connelly *(00:04:58 in video)*

Exception request presented by Molly Mendelsohn *(00:19:18 in video)*

Staff clarification of exception request by Carissa Connelly *(00:29:10 in video)*

Comments, questions, and discussion by board members and staff. *(00:33:33 in video)*

Motion to approve the exception request with the approval of all the conditions, with conditions 2, 3 and 6. *(00:58:28 in video)*

MOVER: Keith Perry

SECONDER: Ana Torres

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

NAYS:

RESULT: ADOPTED

Motion to approve condition 1 option 2. *(00:58:50 in video)*

MOVER: Keith Perry

SECONDER: Sarah Seppa

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



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NAYS:

RESULT: ADOPTED

Motion to approve condition 4 adjusted to state can be purchased anytime during the lease period. (00:59:15 in video)

MOVER: Keith Perry

SECONDER: Sarah Seppa

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

NAYS:

RESULT: ADOPTED

Motion to approve condition 5 adjusted to 3 months instead of 2 months. (00:59:47 in video)

MOVER: Keith Perry

SECONDER: Sarah Seppa

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

NAYS:

RESULT: ADOPTED

COMMUNICATION FROM BCHA BOARD:

None

PUBLIC COMMENT:

There were issues with uploading submitted public comment, have at the December meeting (01:01:10 in video)

Ethan (01:02:30 in video)

COMMUNICATIONS FROM BCHA LIAISONS:

Jessica Obenauf (01:05:14 in video)

CONSENT AGENDA: (00:18:01 in video)

2. Recommendation to approve Accountant's report and financials for September, 2024 - Staff
3. Recommendation to approve meeting minutes for October 16, 2024 - City Clerk Trent Donat
4. Recommendation to renew contract with NeuroMediation Group, LLC

Motion to approve the consent agenda (01:06:20 in video)

MOVER: Keith Perry

SECONDER: Ana Torres

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

NAYS:

RESULT: ADOPTED

NEW BUSINESS:

5. Mission Moment Bluebird Lease-up

Comments made by: Carissa Connelly (01:07:15 in video)

Heather Nicolai commented (01:08:55 in video)

Liv Vargas commented (01:09:30 in video)

Frances Solanos commented (01:10:15 in video)



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6. Featured Staff Member Heather Nicolai
Comments made by: Heather Nicolai (01:10:57 in video)
Carissa Connelly (01:13:10 in video)

7. Overview of Organizational Structure
Presented by: Carissa Connelly (01:13:53 in video)
Comments by Board Members and Staff Responses (01:20:03 in video)

8. Bluebird Village FAQs
Presented by: Carissa Connelly & Comments from Board Members (01:23:50 in video)

Meeting Adjourned at 1:36pm (01:36:05 in video)

MOVER: Keith Perry

SECONDER: Jennifer Rangel

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

NAYS:


RESULT: ADOPTED

Respectfully submitted by:

DocuSigned by:

A93A11BC6D23474
Carissa Connelly
Housing Director

Approved by:

Signed by:

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Keith Perry
BCHA Chair