

Blaine County Housing Authority

Public Meeting Minutes

Wednesday July 30, 2013 at 5:00 P.M.

Ketchum City Hall

480 East Avenue, Ketchum, ID

SPECIAL MEETING

Members Present:

Chase Hamilton, *Vice Chair*
Carter Ramsay – *by telephone*
Rick Davis
Bonnie Moore – *by telephone*

Absent:

Linda Johnston
Suzanne Miller

Staff:

David Patrie, *Executive Director*
Bobi Bellows, *Program Administrator*
Sheila Moriarty, *Bilingual Intern & Administrative Assistant*

1. Call to Order/Approval of Agenda for the Annual Meeting

Chase Hamilton called the Regular Monthly Meeting to order at 5:24 p.m.

2. Comments from the Public

There was no public comment.

3. ARCH Community Housing Trust Report – Michelle Griffith

Michelle Griffith informed the board that she had several conversations today with Bobi Bellows, BCHA Program Administrator with regards to the Alturas home and occupancy and punch list items. The new tenants will move in August 1st.

Michelle Griffith informed the BCHA board of commissioners that IHFA has excluded single-family funding from their NOFA for the fall round of funding. ARCH hopes to be able to apply for funding after the initial fall round.

4. Comments for Liaisons from Elected Bodies

Michelle Griffith reported to the BCHA board that the Sun Valley City Council approved the full value of BCHA's proposed contract for service, increasing the value from \$10,000 in FY 2014 to \$18,000 in FY 2015.

5. Discussion/Action Items

A. Board Succession discussion

The county seat that expires at the end of 2014 was vacated early because Heather Filgate moved out of the County. Executive Director, David Patrie and Commissioner Rick Davis met with a potential commissioner, Sabina Gilbert. David introduced Sabina and she gave the board an overview of her experience and interest. Sabina worked for approximately 30 years as the city attorney for Rockland, CA. In that time she saw a large population increase and the challenges that accompany rapid growth, including housing. The board indicated that they would like to pursue Sabina's appointment by the County Commissioners if Sabina remains interested.

B. Budget Review and Cash flow analysis

Executive Director David Patrie introduced the budget review as a year-to-date comparison of actual performance compared to the budgeted amounts and with the intent of adopting a budget amendment at the next meeting. There are several areas where we are significantly above or below the budgeted amount. Finally, there were summation errors in the current adopted budget in both the revenue and expense sides of the budget. The board directed staff to propose a budget amendment to correct the summation errors only.

The cash flow analysis report predicts that BCHA will finish the year with approximately \$60k cash on hand. Executive Director David Patrie reminded the board that they will choose what to do with the cash at the annual meeting in October. He also reminded them that the board policy in the past several years has been to keep approximately \$30k in the operating reserve to alleviate any cash flow difficulties BCHA.

C. Housing Trust fund discussion

The cash carry forward discussion led into a discussion regarding a county-wide housing trust fund. Vice Chair Chase Hamilton wants to see a fund that is stewarded by BCHA and suggested that BCHA needs to be the organization to start and seed the fund. Considerable discussion followed with input from ARCH Executive Director and Sun Valley City Council liaison Michelle Griffith. Commissioner Rick Davis cited concerns that BCHA could go to the well with the local jurisdictions too many times and jeopardize our current contracts for service for our current role with the cities and county. He does not support the establishment of a housing trust fund.

Staff noted that a clear set of rules and guidelines for the use of any funds from a housing trust fund need to be established before there can be any additional discussion about the establishment of a housing trust fund.

6. Commissioner Reports

A. Sun Valley Economic Development – Carter Ramsay

No report.

B. Real Estate Market – Linda Johnston

No report.

C. Others

No report.

7. Consent Agenda

- A. Approval of May 21, 2014 BCHA Regular Board Meeting Minutes
- B. Receive and file June 2014 Treasurer's and Financial Reports
- C. Receive and file June 2014 Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda was made by Chase Hamilton and seconded by Rick Davis, a vote was taken and the motion passes, unanimously at 6:25 p.m.

8. Announcements – Calendar of Upcoming Meetings

- A. August 20, 2014, Regular Meeting - Blaine County Annex
- B. August 21, 2014, Bipartisan Policy Center Housing Commission, Regional Forum
- C. September 17, 2014, Regular Meeting – Ketchum City Hall

~~9. Executive Session (if required) – Idaho Code 67-2345 (1) to discuss, (a) hiring, (b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims~~

No executive session.

D. Adjournment

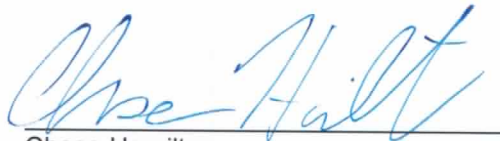
Motion to adjourn the meeting was made by Chase Hamilton and seconded by Rick Davis and motioned to adjourn passed unanimously at 6:30 p.m.

Respectfully Submitted by



Bobi Bellows
BCHA Program Administrator

Approved by



Chase Hamilton
BCHA Vice-Chair