

Blaine County Housing Authority Public Meeting Minutes

Wednesday April 15, 2015

Blaine County Annex
219 1st Avenue South
Hailey, Idaho

Members Present:

Chase Hamilton, *Chair*
Gordon Barclay
Sabina Gilbert
Erin Kelso

Absent:

Rick Davis
Suzanne Miller, *Vice Chair*
Linda Johnston

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 5:05 p.m.

2. Comments from the Public (for items not on the agenda)

Commissioner Larry Schoen stated that he would accept any questions the Board had for him since he had to leave early for another meeting. Chair Chase Hamilton asked if there was an update on the SNRA+ legislation. Larry Schoen informed the Board that he had nothing new to report.

3. ARCH Report – Michelle Griffith

ARCH Executive Director Michelle Griffith reported on recent happenings within her organization. The RFP funding ARCH received has been repurposed to permit new development rather than acquisition/renovation. They are currently under contract for two lots in Hailey. ARCH is also pursuing lots on either side of Agave Place for Community Homes as a public use.

4. Comments from Liaisons from Elected Bodies

Sun Valley Representative Michelle Griffith reminded the BCHA Board about the upcoming May budget meetings with the city. Executive Director David Patrie noted that it was listed in our announcements for this meeting.

5. Discussion/Action Items

- A. Review of six month budget performance

Executive Director David Patrie discussed the Six-Month Budget Review. He noted the under-performance in Community Housing Administrative Fees and the over budget Legal & Professional Fees. He advised the board that we are anticipating some unbudgeted revenue and some cost savings in the second half of FY 2015 that will offset these variances from the budgeted amounts. He answered all other questions the Board had in terms of the current budget. This discussion transitioned in item 5B.

- B. Review and discuss draft FY 2016 budget to present to stakeholders

David Patrie informed the Board that it is time to begin considerations for the FY2016 Budget for pending presentations to our cities and county. The Board discussed historical budgets and provided input on what changes, if any, might prove necessary for the coming year. David advised the board that the theme to our presentations will be "We will do more for the same contract price." The areas where we will increase our service level will come from the Lift Tower Lodge short-term housing and Housing Counseling Services.

6. Commissioner Reports

No Commissioner Reports.

7. Consent Agenda

- A. Approval of March 18, 2015 BCHA Regular Board Meeting Minutes
- B. Receive and file March 2015 Treasurer's and Financial Reports
- C. Approval of April, 2015 BCHA Special Board Meeting Minutes
- D.

Motion to approve the consent agenda was made by Sabina Gilbert and seconded by Gordon Barclay, a vote was taken and the motion passes, unanimously at 5:50 p.m.

8. Staff Reports

- A. Receive and file March 2015 Executive Director's Report
- B. Receive and file March 2015 Program Administrator's Report

9. Announcements – Calendar of Upcoming Meetings

- A. April 28 – County Commissioners consider Housing chapter of Comp Plan, 2:30 p.m.
- B. April 30 – IHFA Roundtable – Twin Falls
- C. May 4 – Idaho PRIMA training – Boise
- D. May 11 – Annual Budget request to County Commissioners, Time TBD
- E. May 12 – Annual budget request to Sun Valley Mayor and Council, 1:00 p.m.
- F. May 20 - BCHA Regular Board Meeting – Ketchum City Hall

10. Executive Session (if required) – Idaho Code 67-2345 (1) to discuss, (a) hiring, (b) personnel, (c) acquiring interest in real property, (d) records disclosure, (f) pending litigation, or (j) pending claims

Sabina Gilbert moved to enter executive session pursuant to Idaho Code 67-2345 (1)(c) to discuss per acquiring interest in real property at 6:24pm. Erin Kelso seconded the motion.

Roll call vote: Chase Hamilton, Yes; Gordon Barclay, Yes; Sabina Gilbert, Yes; Erin Kelso, Yes.

The Board ended the Executive Session and reopened the public meeting at 8:40 pm.

11. Action on joint venture agreement to acquire an interest in real property

Sabina Gilbert moved to approve the JV Agreement with the ARCH Community Housing Trust to acquire an interest in real property as discussed in executive session, including the use of available BCHA funds and proceeds from any loans approved by the BCHA Board at 8:41pm. Gordon Barclay seconded this motion; All in favor, none opposed.

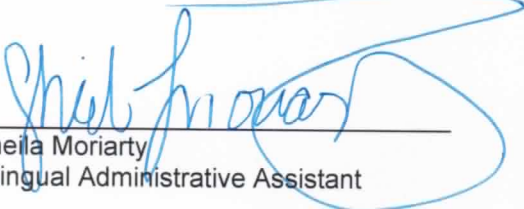
12. Action on purchase and sale agreement to acquire an interest in real property

Gordon Barclay moved to direct and authorize the Executive Director to submit a purchase and sale agreement to acquire an interest in real property including the not-to-exceed amount and contingencies as discussed in executive session and subject to review by legal counsel at 8:43pm. Erin Kelso seconded this motion; all in favor, none opposed.

13. Adjournment


Motion to adjourn the meeting was made by Sabina Gilbert and seconded by Gordon Barclay at 8:44 p.m.

Respectfully Submitted by



Sheila Moriarty
Bilingual Administrative Assistant

Approved by



Chase Hamilton
BCHA Chair