

# Blaine County Housing Authority

## Public Meeting Minutes

Wednesday August 19, 2015

Blaine County Annex

219 1<sup>st</sup> Avenue South

Hailey, Idaho

### Members Present:

Chase Hamilton, *Chair*

Rick Davis

Gordon Barclay

Sabina Gilbert

### Absent:

Erin Kelso

Suzanne Miller, *Vice Chair*

Linda Johnston

### Staff:

David Patrie, *Executive Director*

Bobi Bellows, *Program Administrator*

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

Chase Hamilton called the Regular Monthly Meeting to order at 5:03 p.m.

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

Ileene Wendland – Agave Resident, interested to learn more about Valley Club parcels.

Amy Busek – Idaho Mountain Express Reporter, no questions.

### 3. Comments from Liaisons from Elected Bodies

Blaine County Commissioner Larry Schoen spoke to the board in regards to the Wilderness Bill signed into effect by President Obama. As a part of the signing 4 acres of land will be transferred to the City of Stanley for affordable worker's housing. Larry Schoen complimented BCHA's Executive Director, David Patrie; "*I appreciate his patience, diplomatic skills and work product.*"

### 4. Discussion/Action Items

- A. Review, discussion and approval of RFQ for the development of Housing, Parcels B & C, Valley Club

Executive Director, David Patrie, presented proposed changes to the RFQ draft in the board packet as a result of meetings with the Valley Club neighbors. Blaine County Commissioner, Larry Schoen asked about the kind of housing that will be on each parcel. BCHA Board Chairman, Chase Hamilton asked when the RFQ will go out. Agave Place Resident, Ileene Wendland questioned where the RFQ would be published. BCHA Commissioner Gordon Barclay questioned why the cost to build was not in the RFQ. BCHA commissioner, Rick Davis suggested the entire BCHA board be on the review committee, and board discussion further decided that an RFQ review committee should consist of 1 BCHA board member, 1 BCHA staff member, 1 qualified professional, 1 impartial interested party, and perhaps 1 County member. Blaine County Commissioner, Larry Schoen further suggested that there be a rigorous RFQ process for scoring. All questions were addressed and comments noted.

Commissioner Rick Davis moved to approve the RFQ with the changes as presented and discussed.

Commissioner Sabina Gilbert seconded. Motion passed unanimously with no abstentions.

- B. Review, discussion and approval contract with Auditor

BCHA Executive Director, David Patrie explained to the board that the contract was from the same auditor used for past audit years. He further explained that because BCHA's expenditures now exceed \$250k that an annual audit must be performed instead of the bi-annual audits done previously. Sabina Gilbert moved to approve the contract with Dennis Brown, CPA, Gordon Barclay seconded. The motion to approve the contract with the Auditor passed unanimously with no abstentions.

C. Review draft FY 2016 budget

BCHA Board Chairman, Chase Hamilton let the board members know that this process takes place every year. Budget line items added or removed along with any major budget changes, were discussed. Commissioners gave staff direction in developing the FY 2016 budget for adoption at the September meeting. No formal action taken.

D. Discussion of housing terminology

BCHA Executive Director, David Patrie informed the board of current housing terminology that has been met with a negative connotation, and the in the future terms may change to reflect a more positive approach to affordable housing. No formal action taken.

**5. Commissioner Reports**

BCHA Board Chairman, Chase Hamilton mentioned the potential sale of the Blaine Manor nursing facility to the board members and inquired if there was any interest in BCHA acquiring.

BCHA Executive Director, David Patrie informed the board members of his efforts to find a BCHA commissioner candidate to represent Bellevue. Board and staff will make an effort to identify potential candidates.

**6. Consent Agenda**

- A. Approval of July 15, 2015 BCHA Regular Board Meeting Minutes
- B. Receive and file July 2015 Treasurer's and Financial Reports

Motion to approve the consent agenda was made by Sabina Gilbert and seconded by Rick Davis a vote was taken and the motion passes, unanimously a 6:58 p.m.

**7. Staff Reports**

- A. Receive and file July 2015 Executive Director's Report
- B. Receive and file July 2015 Program Administrator's Report – given as an additional handout to the board packet.

**8. Announcements – Calendar of Upcoming Meetings**

- A. *July* August 24, 2015 – 521 River Street, Hailey P&Z hearing, 5:30pm
- B. September 16, 2015 – Regular BCHA meeting, Ketchum City Hall, 5pm – *Chase Hamilton and Gordon Barclay will not be available*
- C. October 6-7, 2015 – IHFA Housing Conference, Boise, ID – *Program Administrator, Bobi Bellows will attend.*
- D. October 7, 2015 – SVED Economic Summit, Sun Valley, ID – **this will include a panel and breakout session on housing.**
- E. October 21, 2015 – BCHA Annual Meeting, Blaine County Annex (discuss 10/20)
- F. October 21, 2015 – Regular BCHA Meeting, Blaine County Annex (discuss 10/20)

***Items E & F will change to Tuesday, October 20, 2015 and will continue to be held at the Blaine County Annex in Hailey, ID.***


**9. 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

No executive session was held.

**10. Adjournment**

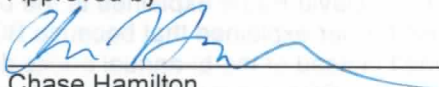
Motion to adjourn the meeting was made by Sabina Gilbert and seconded by Rick Davis at 7:11p.m.

Respectfully Submitted by

  
Bobi Bellows  
BCHA Program Administrator

David Patrie  
for

Approved by

  
Chase Hamilton  
BCHA Chair