

BCHA 2016 Strategic Planning Workshop

Public Meeting Minutes

January 16, 2016
9:30 am - 1:30 pm
Community Library
415 Spruce Ave
Ketchum, ID

Members Present:

Sabina Gilbert, *Chair*
Rick Davis, *Vice Chair*
Janine Bear
Chase Hamilton
Erin Kelso
Gordon Barclay

Absent:

Staff:

David Patrie, *Executive Director*
Bobi Bellows, *Program Director*

1. Chairperson Sabina called the meeting to order. The Executive Director and Commissioners made opening comments with goals and thoughts for the session. There was general agreement that we need to do a better job articulating to the public the services we provide and the value we add to the community.

2. BCHA Strategic Direction Update

The Board discussed the different approaches available to them to update the current BCHA Strategic Direction. The Commissioners indicated they prefer to work on this update as a full body rather than assigning a sub-committee. The board directed staff to schedule a working lunch in the next 30 days to conduct a SWOT analysis as the first step in updating the Strategic Direction.

3. Develop a long-term plan for the Lift Tower Lodge

The Board discussed several options for the possible redevelopment of the Lift Tower Lodge property including selling for market-rate development, selling/leasing for LIHTC or other affordable/workforce development, redeveloping on our own, identifying new uses and maintaining its current use. The Executive Director informed the board that the capital needs through FY 2019 are identified and funded. However, there are substantial capital needs beyond FY 2019 that are currently unfunded.

The Board identified the current use for short-term, transitional, seasonal and out-of-town contractors as a significant value to the community. They discussed possible short-term investments like a communal kitchen and laundry before deciding that need for future capital funding is preferable to these short-term investments.

The Board directed staff to continue our current operations and to work to identify ways in which we can maintain or replace this short-term, transitional, seasonal and out-of-town contractor use beyond FY 2019.

4. Succession Planning Strategies

The Board reviewed different methods and strategies of succession planning for both the board and staff. They indicated they would like to have staff present an Emergency Backup Plan based on the Greater Milwaukee Foundation outline at a future regular BCHA meeting. Commissioner Rick Davis volunteered to be on a sub-committee with staff and a person from outside BCHA who has experience with an emergency transition.

5. Ownership / Rental policy

The Board discussed the question of whether or not BCHA should have a policy on the ownership/rental mix of housing in Blaine County. It was determined that we currently do not have enough information and data to make a determination on the value of adopting such a policy. The Board directed staff to gather additional information that will help the board determine the proper balance of ownership, rental and temporary or transitional housing required to support a healthy community. The Board further directed staff to work with Sun Valley Economic Development (SVED) to determine what SVED recommends for a healthy community from an economic perspective and BCHA could then build an ideal housing mix model to support our ideal economy.

6. Dedicated funding options & strategies

This topic was not discussed due to lack of time.

7. The meeting was adjourned at 1:35 pm.

Respectfully Submitted by

Approved by



David Patrie
Executive Director



Sabina Gilbert
BCHA Chairwoman