

Blaine County Housing Authority Public Meeting Minutes

Wednesday April 20, 2016

Blaine County Annex
219 1st Avenue South
Hailey, Idaho

Members Present:

Janine Bear, *Treasurer*
Erin Kelso
Chase Hamilton
Gordon Barclay

Absent:

Sabina Gilbert, *Chair*
Rick Davis, *Vice Chair*

Staff:

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

In the absence of the Chair and Vice Chair, Executive Director asked Chase Hamilton, as a former Chairperson, if he would chair this meeting. Commissioner Hamilton agreed.

1. Call to Order / Comments from the Chair & Comments from the Commissioners

Chase Hamilton called the Regular Monthly Meeting to order at 5:05 p.m.

2. Comments from the Public

None

3. Comments from Liaisons from Elected Bodies

Larry Schoen, Blaine County Commissioner, informed the Board about recent communications and activity regarding the 3706 Buttercup Road development. Executive Director David Patrie and the Board discussed the progress of the project. Commissioner Schoen also advised the board that the county will soon be evaluating legislative proposals for the 2017 session to bring before the Idaho Association of Counties.

Michelle Griffith, Sun Valley City Council, informed the Board about questions regarding the BCHA's lack of presence in a recent email regarding a notice of vacancy. Executive Director David Patrie relayed the information that BCHA was left out to protect privacy of individuals on the email list. All inquiries were instructed to reach out to BCHA on their own accord to learn more and apply. Michelle Griffith also reported that the Sun Valley City Council will be returning funds to the Workforce Housing fund that had been appropriated to the Elkhorn Fire Station expansion.

The County Commissioners and BCHA Board joined in a group discussion about Buttercup Road as well as affordable housing opportunities in Carey.

4. ARCH Community Housing Trust Report – Michelle Griffith

Michelle Griffith reported recent ARCH activities including the application to have the 2 Upcoming Glenbrook homes switch from ownership to rentals, the funding received and contract awarded for building 4 rental units in Bellevue, a pending rental application for two units at BCHA-owned 3702 Buttercup Road and the Sale closing on the third and final Glenbrook home. She also informed the Board that ARCH is doing a wide sweeping advertising and outreach campaign with the goal of helping the public understand why housing is important to them.

5. Discussion/Action Items

A. Transfer of Valley Club West Nine PUD, Parcel B to ARCH

Executive Director David Patrie explained the background of this item to the Board. After a discussion about the order of events and realizing the end goal, Gordon Barclay moved to approve Resolution No. 2016-03, authorizing the transfer of Valley Club West Nine P.U.D., Parcel B, Blaine County, Idaho to the ARCH Community Housing Trust, Erin Kelso seconded the motion, a vote was taken and the motion passes unanimously at 5:53 p.m.

B. Approval of Lease of Valley Club West Nine PUD, Parcel C

Executive Director David Patrie explained the background of this resolution to the Board. After discussion, Erin Kelso moved to approve Resolution No. 2016-04, authorizing the 60-year lease of Valley Club West Nine P.U.D. Parcel C (3702 Buttercup Road) to the ARCH Community Housing Trust, Janine Bear seconded the motion, a vote was taken and the motion passes unanimously at 6:00 p.m.

C. Adoption of 2016 BCHA Income Limits

Executive Director David Patrie presented the 2016 Income Limits published by HUD. The Board reviewed how the Income Limits are compiled and relate specifically to Blaine County. After reaching an understanding, Janine Bear moved to adopt the 2016 BCHA Income Limits and Maximum Housing Costs based on the income limits published for Blaine County, Idaho by HUD on March 28, 2016, Gordon Barclay seconded the motion, a vote was taken and the motion passes unanimously at 6:08 p.m.

D. Amendment of BCHA FY2016 Budget and Capital Fund

The members of the Board reviewed and discussed the proposed amendment. After deliberating several questions, Erin Kelso moved to amend the FY 2016 BCHA Budget increasing total revenue to \$664,220 and increasing expenses to \$702,750 with fund balance transfers from the BCHA Capital Fund and the BCHA Operating Reserve in the amounts of \$16,500 and \$22,939 respectively; and to amend the FY 2016 BCHA Capital Fund to reflect the acquisition of the Community Home at 71 Ohio Gulch Rd., Janine Bear seconded the motion, a vote was taken and the motion passes unanimously at 6:30 p.m.

E. Resolution 2016-05, Releasing Deed Covenant at 600 Second Street East, Unit 7

Executive Director David Patrie presented item 5E to the Board. The Board deliberated pros and cons of passing this resolution. After discussion about past decisions and setting precedents, the Board agreed the proposed action appropriately serves BCHA mission statement. Gordon Barclay moved to approve Resolution No. 2016-05, authorizing the vacation and rescission of the Community Housing Covenants running with the land on 600 Second Street East Condominiums, Unit 7, Erin Kelso seconded the motion, a vote was taken and the motion passes unanimously at 6:51 p.m.

6. Commissioner Reports

Bellevue Commissioner Janine Bear informed the Board that the City of Bellevue approved the construction of a 57 room hotel.

7. Consent Agenda

- A. Approval of March 16, 2016 BCHA Regular Board Meeting Minutes
- B. Approval of April 13, 2016 BCHA Special Meeting Minutes
- C. Receive and file March 2016 Treasurer and Financial Reports

Motion to approve the Consent Agenda was made by Janine Bear and seconded by Erin Kelso, a vote was taken and the motion passes, unanimously, Gordon Barclay abstains at 7:00 p.m.

8. Staff Reports

- A. Receive and file March 2016 Executive Director's Report
- B. Receive and file March 2016 Program Director's Report

9. Announcements – Calendar of Upcoming Meetings

- A. April 26, 2016 – Semi-Annual report to Blaine County Commissioners, Tentative
- B. April 26, 2016 - Strategic Direction, Session #2, Zion's Conference Room, 4pm – 6pm
- C. May 18, 2016 - Contract for Service Presentation to SV City Council, 3pm
- D. May 18, 2016 - Regular BCHA meeting, Ketchum City Hall, 5pm
- E. May 20, 2016 - Board of Realtors & BCHA hosting repair fair


10. 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

None

11. Adjournment

Motion to adjourn the meeting was made by Janine Bear and seconded by Erin Kelso at 7:22 p.m.

Respectfully Submitted by

 Executive Director
for,

Sheila Moriarty
BCHA Assistant & Interpreter

Approved by

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Chase Hamilton
BCHA Acting Chair