

Blaine County Housing Authority

Public Meeting Minutes

Wednesday August 17, 2016

Blaine County Annex

219 1st Avenue South

Hailey, Idaho

Members Present:

Sabina Gilbert, *Chair*

Gordon Barclay

Janine Bear

Chase Hamilton

Absent:

Rick Davis, *Vice Chair*

Erin Kelso

Suzanne Miller

Staff:

David Patrie, *Executive Director*

Bobi Bellows, *Program Administrator*

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

Sabina Gilbert called the Regular Monthly Meeting to order at 5:13 p.m. Roll call was taken by Bobi Bellows, Program Director.

2. Comments from the Public

The following members of the public made comments regarding the community home located at 3706 Buttercup Road, Hailey, ID: Don Sammis (Zinc Spur), Kiki Tidwell (Let 'Er Buck Road), Tara Bell Brower (Buttercup Road), Fernanda Sammis (Zinc Spur), Pete Whitehead (Zinc Spur), Beth Willard (Buttercup Road), Sara Petit (Zinc Spur), Michelle Griffith (ARCH), Jacob Greenberg (Blaine County Commissioner).

The comments are summarized as follows: 1) improper notice, 2) offers of financial support to make aesthetic changes to the home, 3) claim of a guaranty the property would be a rental unit, 4) comments about cars parked on the lot south of Agave Place and 5) an observation that the new owner is entitled to peaceful ownership of their home. Upon closing public comment, Chairwoman Sabina Gilbert reminded everyone that this home is now privately owned and not under BCHA's jurisdiction anymore and that the commenters who want to see changes to the property need to work with the owner.

3. Comments from Liaisons from Elected Bodies

No comments from elected officials

4. ARCH Community Housing Trust Report – Michelle Griffith

No updates from last month's report

5. Discussion/Action Items

A. Consideration and approval of a memorandum of understanding among BCHA, IHFA and ARCH

David Patrie gave a brief explanation of the Memorandum of Understanding among BCHA, IHFA and ARCH. Janine Bear moved to approve the proposed Memorandum of Understanding as presented, Chase Hamilton seconded the motion. No further discussion. The motion passed unanimously in favor of approving the Memorandum of Understanding at 5:54 p.m.

B. Consideration and approval of FY 2016 Audit Services

David Patrie gave a brief description of the need for auditing services this fiscal year. Janine Bear moved to approve the proposed contract for services from Dennis Brown Accounting for the audit of the BCHA's FY 2016 financial statements as presented. Chase Hamilton seconded the motion. No further discussion. The motion passed unanimously in favor of approving the contract for services at 6:01 p.m.

C. Review and discussion of draft FY 2017 Budget and Capital Plan

David Patrie presented the board a draft of the FY 2017 Budget and Capital Plan. No discussion or questions. David Patrie reminded the board there was no action needed and that the FY 2017 Budget and Capital Plan would be on the September agenda for approval. He added, that if any of the BCHA commissioners had questions, to be sure to contact him prior to the September meeting.

6. Commissioner Reports

Chase Hamilton – made mention of a colleague stating that rentals in Ketchum were noted to be higher than other ski resort towns in the West. Said he would find the article and forward to the board and staff.

Janine Bear – gave a compliment to Michelle Griffith (ARCH) after her meeting with a Washington DC lobbyist helping Blaine County obtain funding. Also, spoke with the Mayor of Bellevue regarding her BCHA commissioner term as the representative for Bellevue; as she will be moving to Ketchum at the end the of the month.

7. Consent Agenda

- A. Approval of July 20, 2016 BCHA Regular Board Meeting Minutes
- B. Receive and file July 2016 Treasurer and Financial Reports

Gordon Barclay moved to approve the consent agenda with a correction to Bobi Bellows' name to be made in the first paragraph of the July 20, 2016 BCHA Regular Board Minutes. Sabina Gilbert seconded the motion. No discussion. A vote was taken. Janine Bear abstained. The motion passed unanimously at 6:13 p.m.

8. Staff Reports

- A. Receive and File July 2016 Executive Director's Report

David Patrie answered questions from the board about information in the July 2016 Executive Director's Report.

- B. Receive and File July 2016 Program Director's Report

Bobi Bellows informed the board of the maximum allowable price set for the Scott Northwood #2A unit at \$151,566.00 and confirmed the closings of 3607 Buttercup Road & Scott Northwood #2R.

9. Announcements – Calendar of Upcoming Meetings

- A. August 22, 2016 - Ketchum P&Z, Lift Tower CUP review, 5.30 pm
- B. September 12-16, 2016 - Sales Prelicense, Module 1
- C. September 21, 2016 - Regular BCHA Meeting, Ketchum City Hall, 5 pm
- D. September 26-29, 2016 - Grounded Solutions Network Conference, Park City
- E. September 26-30, 2016 - Sales Prelicense, Module 2
- F. October 5, 2016 - SVED Economic Summit - Intersection of Housing, Development and Talent

David Patrie mentioned he received approval for a scholarship to attend the Grounded Solutions Network Conference, but would not attend as staff would both be away from the office during the entire week, thus causing the BCHA office to be closed. So, he would be turning his scholarship back in. Janine Bear asked where the Sales Prelicense courses were being held, Bobi Bellows stated they were in Ketchum at the Sun Valley Board of Realtors offices.

10. Executive Session (if required) – Idaho Code 76-206 (1) to discuss, (a) hiring, (b) personnel issues, (c) acquiring interest in real property, (d) records disclosure, (f) pending litigation, or (j) pending claims

Chase Hamilton moved to enter into Executive Session per Idaho Code 76-206(1)(c) acquiring interest in real property. Gordon Barclay seconded the motion. Roll call vote was taken, Sabina Gilbert, yay, Gordon Barclay, yay, Janine Bear, yay, Chase Hamilton, yay. The board entered Executive Session at 6:19 p.m. Chase Hamilton moved to exit Executive Session. Sabina Gilbert seconded. Vote was taken, motion passed unanimously.

11. Adjournment

Chase Hamilton moved to adjourn the meeting. Janine Bear seconded, motion passed unanimously and the meeting adjourned at 7:44 p.m.

Respectfully Submitted by

Approved by



Bobbi Bellows
BCHA Program Director



Sabina Gilbert
BCHA Chairwoman