



Blaine County Housing Authority
Wednesday, July 12, 2023, 12:00 PM
Sawtooth Business Center, Payette Conference Room, 101
Empty Saddle RD, Hailey, ID 83333

MEETING MINUTES

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Board Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

- Join us via Zoom (*please mute your device until called upon*)
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/86803301960>
Webinar ID:868 0330 1960
- Address the Board in person at Sawtooth Business Center in the Payette Conference Room.
- Submit your comments in writing at participate@ketchumidaho.org
(*by noon the day of the meeting*)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Board Chairman Keith Perry (00:15:45 in video)

ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

Keith Perry—Board Chair

Sarah Seppa—Board Member

Jenni Rangle—Board Member

Nate Hart—Vice Chair

Mason Fredrickson—Treasurer (online)

Carissa Connelly—Housing Director

ALSO PRESENT:

Mary Fauth—Blaine County Charitable Fund, Executive Director (online)

COMMUNICATIONS FROM BLAINE COUNTY HOUSING AUTHORITY BOARD: Communications from the Board of Directors

1. Public comments submitted (00:16:54 in video)
Letter of support - Blaine County Charitable Fund, Executive Director—Mary Fauth

CONSENT AGENDA:

ALL ACTION ITEMS - The Board is asked to approve the following listed items by a single vote, except for any items that a Board member asks to be removed from the Consent Agenda and considered separately.

2. Recommendation to approve minutes for June 14, 2023—City Clerk Trent Donat
3. Recommendation to approve Treasurer's report and financials for June 2023—Treasurer Shellie Gallagher

Motion to approve consent agenda items #2 - #3. (00:20:58 in video)

MOVER: Keith Perry

SECONDER: Jenni Rangle

AYES: Nate Hart

RESULT: ADOPTED UNANIMOUS

4. Recommendation to approve an exception for community homeowner, Chase Hamilton—Housing Director Carissa Connelly (00:21:24 in video)

Motion to approve consent agenda items #4. (00:24:11 in video)

MOVER: Keith Perry

SECONDER: Jenni Rangle

AYES: Sarah Seppa

ABSTAIN: Nate Hart

RESULT: ADOPTED

PUBLIC HEARING:

NEW BUSINESS:

5. Introduction to new board members—Board Chair Keith Perry (00:24:42 in video)
6. Update on staffing efforts and organizational chart—Housing Director Carissa Connelly (00:31:28 in video)
7. Proposed update to by-laws—Board Chair Keith Perry & Housing Director Carissa Connelly (00:41:12 in video) skipped for Treasurer Mason Fredrickson to be present, return to item (01:15:00 in video)

Motion to approve the revisions as amended. (01:23:18 in video)

MOVER: Nate Hart

SECONDER: Mason Fredrickson

AYES: Keith, Jenni, Sarah, Nate, Mason

RESULT: ADOPTED UNANIMOUS

8. Introduction to DRAFT Shelter Plan—Consultant Courtney Noble (unavailable), Housing Director Carissa Connelly (00:42:05 in video)
9. Update on Housing Navigation System—Consultant Courtney Noble (unavailable), Housing Director Carissa Connelly (01:24:16 in video)
10. Recommendation to approve use of pre-application—Consultant Courtney Noble (unavailable), Housing Director Carissa Connelly (01:24:31 in video)

Motion to approve use of BCHA housing navigation and pre-application. (01:32:31 in video)

MOVER: Sarah Seppa
SECONDER: Jenni Rangle
AYES: Keith, Nate, Mason
RESULT: ADOPTED UNANIMOUS

11. Update on HOA fees in deed covenants—Housing Director Carissa Connelly (01:33:05 end of video)
*video was disrupted for the remaining of the session, an audio recording was referenced for the remainder of the session.

Discussed asking HOAs to amend CC&R's to reduce HOA fees (audio file: 01:22:30)

- Keith and Mason to contact HOAs
- 61% of deed restricted units do not have HOA reductions
- 12 HOAs needing to be approached, possibly an additional 5 HOAs
- Ongoing use of deed restricted units: Carissa to provide additional asks to HOAs
- Possibility to re-record a deed with a new income level
- Discussion of deed-restricted sale

EXECUTIVE SESSION:

ADJOURNMENT:

Motion to adjourn. (01:42:55 in audio)

MOVER: Keith Perry
SECONDER: Sarah Seppa
AYES: Nate, Mason, Jenni
RESULT: ADOPTED UNANIMOUS

Respectfully submitted by:



Trent Donat
City of Ketchum



Approved by:



Keith Perry
BCHA Chair

