

Blaine County Housing Authority

Regular Meeting Minutes

Wednesday October 16, 2019
Blaine County Annex
219 First Avenue South, Hailey, Idaho

Members Present:

Mason Frederickson, *Chair*
Nate Hart, *Vice Chair*
Sabina Gilbert, *Treasurer*
Chase Hamilton
Liz Keegan

Absent:

Staff:

Nathan Harvill, *Executive Director*
Ann Sandefer, *Program Administrator*

1. Call to Order and Roll Call

BCHA Board Chair, Commissioner Mason Frederickson called the Regular Monthly Meeting to order at 5:31p.m. Roll call was taken by Ann Sandefer. Mason Frederickson, present, Sabina Gilbert, present, Chase Hamilton, present, Nate Hart, present, Liz Keegan, present.

2. Agenda Review – none.

3. Comments from the Partner Organizations & the Public – Sarah Gilbert asked how the Lift Tower Lodge was zoned. The property is zoned Tourist.

4. Comments from Liaisons from Elected Bodies

Dick Fosbury, Blaine County Commissioner and County liaison to BCHA noted that the Blaine County Advisory Group had held its first meeting today. The newly formed group is valley wide and will work on funding and donations for Housing development/purchase projects and provide a quarterly newsletter.

5. Discussion/Action Items

A. Discussion relating to the status of real property, located at 703 S. Main Street, Ketchum, Idaho, that is currently owned by the Blaine County Housing Authority

Discussion focused around possibilities for the location. The Board has made no decisions yet and will deliberate on all possibilities and want the final decision to be one that helps perpetuate the mission of BCHA.

B. Discussion of Picabo Lot & Setting a date for a Community Meeting with the residents of Picabo

After discussion, the Board decided on Friday, October 25, 2019 @ 5:30 p.m. for a Community Meeting with the Picabo residents to be held at the Silver Creek Convenience Store in coordination with Blaine County Land Use & Building Services.

C. Discussion of Community Housing Guidelines (Instrument #626090), including comments from the Board and Staff for incorporation into an updated version to be adopted at the Annual Meeting.

Discussion points centered around providing a clear delineation in the guidelines between purchasing and renting a Community Home, as well as segregation for developer guidelines. The guidelines need a re-write and reorganization that will be ready for adoption at the Annual Meeting in January of 2020.

D. Resolution 2020-1 Use of Contingency Funds

Nate Hart made a motion to approve Resolution Number 2020-1, which is the formal ratification of the use of the Contingency Fund to meet costs incurred due to ongoing litigation, Chase Hamilton 2nd the motion. No further discussion, motion passed unanimously at 7:31p.m.

6. Commissioner Reports – Commissioner Chase Hamilton reported he had researched 3 Manufactured Home Companies in Boise finding a cost range of \$115,000 - \$300,000 for a home. The Picabo lot development had prompted his research. Commissioner Liz Keegan reported she will attend the Sun Valley Economic Development Summit on October 28, 2019.

7. Consent Agenda

A. Approval of September 18, 2019 BCHA Special Meeting Minutes – Commissioner Liz Keegan moved to approve the Consent Agenda and Minutes, as presented, Commissioner Nate Hart seconded. No further discussion, motion passed unanimously at 7:31 p.m.

8. Staff Reports

- A. Receive and file Executive Director's Report – Nathan Harvill gave the BCHA board an oral report of the contents of his Executive Director's Report.
- B. Receive and file Program Administrator's Report – Ann Sandefer gave a brief review of items in her Program Director's Report.
- C. Receive and file Financial Reports

9. Announcements – Calendar of Upcoming Meetings

- A. No Board Meetings in November or December
- B. November 28-29, 2019 - BCHA office closed Thanksgiving
- C. December 24-25, 2019 - BCHA office closed Christmas
- D. January 15, 2020 - BCHA Annual and Regular Meeting, Ketchum City Hall, Ketchum

10. Executive Session (if required) – Idaho Code 74-206 (1) to discuss, ~~(a) hiring, (b) personnel (c) acquiring interest in real property, (d) records disclosure, (f) pending litigation, or (i) pending claims~~

Commissioner Chase Hamilton moved to enter into Executive Session pursuant to Idaho Code 74-206 (1) to discuss ~~(f) pending litigation~~, Commissioner Nate Hart seconded. Roll call vote was taken; Chase Hamilton, yea, Sabina Gilbert, yea, Mason Frederickson, yea, Liz Keegan, yea, Nate Hart, yea. The BCHA board moved into Executive Session at 8:02 p.m.

Commissioner Nate Hart moved to exit Executive Session; Commissioner Chase Hamilton seconded. The motion passed unanimously. The BCHA board exited Executive Session at 8:11 p.m.

11. Action Item – none.

12. Adjournment – Commissioner Mason Frederickson adjourned the meeting at 8:12 p.m.

Respectfully Submitted by

Approved by

Ann Sandefer
BCHA Program Administrator

Mason Frederickson
BCHA Chair

Approved 01/15/2020