

Blaine County Housing Authority

Regular Meeting Minutes

Wednesday July 19, 2017
Ketchum City Hall (*upstairs conference room*)
480 East Avenue North
Ketchum, Idaho

Members Present:

Sabina Gilbert, *Chair*
Janine Bear
Chase Hamilton
Erin Kelso

Absent:

Rick Davis, Vice Chair
Suzanne Miller

Staff:

Bobi Bellows, *Acting Director*
Emily Schow, *Administrative Assistant*

1. Call to Order and Roll Call

Sabina Gilbert called the Regular Monthly Meeting to order at 5:02 p.m. Roll call was taken by Emily Schow, Administrative Assistant. Sabina Gilbert, present; Rick Davis, absent; Janine Bear, present; Chase Hamilton, present; Erin Kelso, present; Suzanne Miller, absent.

2. Agenda Review - None

3. Comments from the Public - None

4. Comments from Liaisons from Elected Bodies - None

5. ARCH Community Housing Trust Report – Absent

6. Discussion/Action Items

A. Adopt Resolution to Sell Frenchman's Condo #17

Chase Hamilton moved to adopt BCHA Resolution 2017-01, authorizing the sale of real property owned by BCHA, identified as Condominium Unit 17 as shown on the Condominium Map for SHUM's FRENCHMANS PLACE CONDOMINIUMS, BLAINE COUNTY, IDAHO. Erin Kelso seconded. Motion passed unanimously at 5:08pm.

B. FY 2017 Q2 BCHA Report to Stakeholders

Bobi Bellows reported on notable trends in the database.

- Income Category 2 & 5 applicants are increasing while Income Category, 3 & 4 are decreasing.
- The majority of BCHA applicants are income category 1 (51%) as of this reporting period.
- Majority of applicants removed from the database is due to "loss of contact."
- Location preferences chosen as "other" (Picabo & Carey) are increasing.

The board discussed the labeling of housing types and it was suggested that "Duplex/Townhome" be removed as an option for living preference as this choice is rarely selected.

C. Discuss application for IRS 501 (c) (3) determination

In January, Bobi Bellows met with Mountain West Bank, the bank was looking for a local organization to award community reinvestment funds towards, and chose BCHA. Mountain West bank awarded BCHA \$7,500 toward establishing a "Housing Preservation Fund." From this grant award announcement, the BCHA board discussed the possibility and probability of establishing a 501(c)(3) designation from the IRS to be able to solicit other similar types of funding, such as the grant award from Mountain West Bank.

7. Commissioner Reports

Chase Hamilton voiced concern and need for a Housing Preservation Fund. He elaborated upon the fact that a few of the current community homes are aging and a certain portion of the homeowners, with low income may not have the means to preserve their homes. Possible options for assistance could be for the homeowner able to borrow from the fund at low or zero interest, or perhaps only repaying the fund with the proceeds from the sale of the community home.

8. Consent Agenda

- A. Approval of May 17, 2017 BCHA Regular Board Meeting Minutes
- B. Receive and file May 2017 Treasurer's and Financial Reports
- C. Approval of June 14, 2017 BCHA Special Meeting Minutes
- D. Receive and file June 2017 Treasurer's and Financial Reports
- E. Approval of July 3, 2017 BCHA Special Meeting Minutes

Janine Bear moved to approve the Regular and Special Meeting Minutes. Erin Kelso seconded. All in favor. Motion passed unanimously at 6:05pm. Janine Bear to review, approve and sign May and June Treasurer's and Financial Reports.

9. Staff Reports

- A. Receive and File May 2017 Acting Director's Report
- B. Receive and File June 2017 Acting Director's Report

No oral report requested.

10. Announcements – Calendar of Upcoming Meetings

- A. August 16, 2017 - BCHA Regular Board Meeting, Blaine County Annex, Hailey 5 pm
- B. August 21, 2017 – Eclipse Across America Observance – office closed
- C. September 20, 2017 – BCHA Regular Board Meeting, Ketchum City Hall, 5 pm

11. 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

No executive session held.

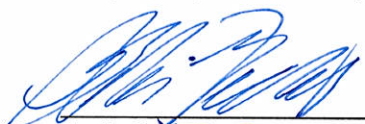
12. Action Item - if needed

13. Adjournment

Meeting adjourned at 6:40 pm.

Respectfully Submitted by

Approved by



 Emily Schow *Bobi Bellows*
 BCHA Administrative Assistant
Program / Acting Director



 Sabina Gilbert
 BCHA Chair