

# Blaine County Housing Authority

## Special Meeting Minutes

Wednesday August 29, 2019  
Blaine County Annex  
219 First Avenue S, Hailey, ID

### Members Present:

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

### 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 5:31 p.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 – Michelle Griffith, Executive Director of ARCH, Community Housing Trust presented a brief overview of allowing ARCH to develop BCHA's property located @ 703 S. Main Street. Her main points were presented later in the meeting when the topic was on the agenda. Mark Dee, Idaho Mountain Express was introduced and welcomed by Board President, Mason Frederickson.

#### 4. Comments from Liaisons from Elected Bodies - None.

#### 5. Discussion/Action Items

##### A. Discussion of Strategic Planning Subcommittee, process and steps going forward

Agendas from previous meetings and notes from previous planning meetings were presented by Nathan Harvill, Executive Director to the board. The decision was made that the board will work as a whole on the process rather than with a subcommittee.

##### B. Discussion and Possible Action relating to the sale of real property, located at 703 S. Main Street, Ketchum, Idaho, that is currently owned by Blaine County Housing Authority, authorizing the Executive Director to execute any listing agreements relating thereto.

Discussion of the sale of the property began with Michelle Griffith, ARCH asking the board for permission to meet with the city and walk the property for possible review of ARCH developing the land. Her

proposal is for townhomes of 8-12 units to be built and made available specifically for 1<sup>st</sup> responders and teachers within 80% or lower of AMI. Rentals vs ownership would depend on the type of funding ARCH would obtain. The board approved further investigation on ARCH's behalf. The board discussed possibilities for the land and the future direction of BCHA program. Board Chairman, Mason Frederickson asked Nathan Harvill, Executive Director to shop real estate agents for a possible listing.

**C. Discussion of Picabo Lot & Comments Received**

Dick Fosbury, Blaine County Commissioner and County liaison to BCHA gave the BCHA board an overview of the Blaine County Board of Commissioners public meeting that was held in Picabo on Tuesday, August 27<sup>th</sup> for discussion proposed development of the .68-acre lot for the development of affordable housing. Commissioner Fosbury commented the meeting went well with 5 public comments with 3 people opposed to affordable housing. There will be a follow-up meeting.

**D. Annual Review of Community Housing Guidelines (Instrument #626090)**

Nathan Harvill, Executive director presented a brief oral overview of the Housing Guidelines and answered questions from the Commissioners. Commissioners were given a copy of the Community Housing Guidelines for review and revisions.

**E. Discussion of possible revision to Community Housing Covenant Running with the Land (Boilerplate Template), to include an explicit prohibition on the use of Community Housing for short-term (Airbnb, VRBO, etc.) rentals**

Nathan Harvill presented a brief oral overview of the Housing Covenant Running with the land and proposed an explicit prohibition on the use of Community Housing for short-term vacation rentals and answered questions from the board. The board will review and present recommendations at a later date.

**6. Commissioner Reports – None**

**7. Consent Agenda**

**A. Approval of July 17, 2019 BCHA Regular Quarterly 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 7:04 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 Administrator's report.
- C. Receive and file Financial Reports

**9. Announcements – Calendar of Upcoming Meetings**

- A. September 2, 2019 - Labor Day, BCHA offices closed
- B. September 18, 2019 - BCHA Regular Meeting, Ketchum City Hall, Ketchum
- C. October 16, 2019, BCHA Regular Meeting, Blaine County Annex, Hailey

**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 Nate Hart moved to enter into Executive Session pursuant to Idaho Code 74-206 (1) to discuss (c) acquiring interest in real property and (f) pending litigation, Commissioner Sabina Gilbert seconded. Roll call vote was taken; Mason Frederickson, yay, Liz Keegan, yay, Nate Hart, yay Chase Hamilton, yay, Sabina Gilbert, yay. The BCHA board moved into Executive Session at 7:22 p.m.

Commissioner Nate Hart moved to exit Executive Session; Commissioner Sabina Gilbert seconded. Roll call vote was taken; Chase Hamilton, absent - left meeting @ 7:05p.m., Sabina Gilbert, present, Mason Frederickson, present, Liz Keegan, present, Nate Hart, present. The BCHA board exited Executive Session at 7:22 p.m.

**11. Action Item** – None

**12. Adjournment** – Commissioner Mason Frederickson adjourned the meeting at 7:29 p.m.

**Respectfully Submitted by**

**Approved by**

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Ann Sandefer  
BCHA Program Administrator

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Mason Frederickson  
BCHA Chair