

Blaine County Housing Authority

Special Meeting Minutes

Wednesday June 17, 2020 at 5:30 P.M.

Via Teleconference

www.zoom.us/join

Phone Number: (669) 900-6833

Meeting ID: 505 934 521

Password: 83340

Members Present:

Nate Hart, *Chair*

Liz Keegan, *Vice Chair*

Mason Frederickson, *Treasurer*

Sabina Gilbert

Absent: Chase Hamilton

Staff:

Nathan Harvill, *Executive Director*

Ann Sandefer, *Program Administrator*

1. Call to Order and Roll Call

BCHA Board Chair, Commissioner Nate Hart called the Regular Monthly Meeting to order at 5:30 p.m. Roll call was taken by Ann Sandefer. Mason Frederickson, present, Sabina Gilbert, present, Chase Hamilton, absent, Nate Hart, present, Liz Keegan, present.

2. Agenda Review - None

Comments from the Partner Organizations & the Public - Michael David, Ketchum City Councilman commented that the city council meeting held this past Monday included another discussion on in-lieu fees and the city is hoping to be involved with the redevelopment of the Lift Tower Lodge site.

3. Comments from Liaisons from Elected Bodies

- Dick Fosbury, Blaine County Commissioner and County liaison to BCHA reported that the County Commissioners deeded over the old Blaine Manor site to IHFA for ARCH to develop 60 new units that would be half for senior citizens and half for income qualifying families with a targeted completion date by 2022. Commissioner Fosbury reported that the County Commissioners will be going through the budget process over the next couple of weeks.

4. Discussion/Action Items

A. Presentation and Discussion with Dutch Haarsma (New West Capital)

Dutch Haarsma with New West Capital whose mission is to invest in social purpose real estate projects and increasing access to capital for affordable housing and community facilities gave a presentation to the BCHA board and discussion ensued.

B. Discussion and Adoption of Community Housing Guidelines Update

Nathan Harvill, Executive Director presented input he'd received from the public, discussion ensued, potential revisions were noted and the Community Housing Guidelines will be presented for a full vote of adoption at the July BCHA meeting.

C. Update on Blaine County Foundation and collaboration to address the impact of the pandemic on rent/mortgage payments

Nathan Harvill, Executive Director reported that the BCHF had collaborated with the Blaine County Charitable Fund in giving \$500 assistance each to two Blaine County households.

D. Discussion of potential Housing Survey to determine changes in Housing Needs as a result of the COVID-19 Pandemic

Nathan Harvill, Executive Director presented the idea of a survey being completed through Survey Monkey to determine any changes in Housing Needs as a result of the COVID-19 Pandemic, discussion ensued with a general consensus that the survey was a good idea to pursue. Nathan Harvill will work on getting the survey generated for approval at the July meeting.

E. Discussion related to Board Vacancies, Board Composition, and the potential need of a Realtor on the BCHA Board

The current Board has 5 members with vacant seats representing Bellevue and Sun Valley, there was discussion of the possibility of streamlining a process for bringing Commissioners on board. The Board further discussed the possibility of appointing a standing advisory Committee that could include a Realtor.

F. Discussion related to the BCHA FY 2021 Budget

Nathan Harvill presented the Board with BCHA's FY 2021 Draft Budget noting that expenses had been cut at The Lift Tower Lodge by eliminating Housekeepers, cutting linen service, removal of WiFi and reducing Cable Service. The housekeeping and laundry will be duties completed by the on-site caretaker.

G. Discussion related to the Lift Tower Lodge Site, Next Steps

Several photos of The Lift Tower Lodge were presented to the Board by Nathan Harvill depicting various views of the property from the Highway 75 frontage, backside views of the slope facing 2nd Avenue as well as the views of Bald Mountain from the backside of the property. Discussions centered around the possibility of a remodel as well as redevelopment and any potential environmental challenges. The Board would like to begin working on first draft ideas for an RFP to be put out by the end of the year.

5. Commissioner Reports -

Commissioner Mason Frederickson, Treasurer reported he'd like to get an idea of a rough budget for a potential remodel of The Lift Tower Lodge and associated environmental challenges

6. Consent Agenda

A. Approval of May 14, 2020 BCHA Special Meeting Minutes

Commissioner Sabina Gilbert moved to approve the Consent Agenda and Minutes, as presented, Commissioner Liz Keegan seconded. No further discussion, motion passed unanimously at 8:23 p.m.

7. Staff Reports

A. Receive and file Executive Director's Report

B. Receive and file Program Administrator's Report

C. Receive and file May 2020 Financial Reports

8. Announcements – Calendar of Upcoming Meetings & Events

- A. July 3, 2020, Independence Day (observed), BCHA offices closed
- B. July 15, 2020, BCHA Regular Meeting, via teleconference
- C. August 19, 2020, BCHA Special Meeting, via teleconference (if needed)

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

11. Action Item – None

12. Adjournment – Commissioner Nate Hart adjourned the meeting at 8:41 p.m.

Respectfully Submitted by

Approved by

Ann Sandefer
BCHA Program Administrator

Nate Hart
BCHA Chair