



BLAINE COUNTY HOUSING AUTHORITY

Wednesday, April 10, 2024, 12:00 PM
191 5th St. West, Ketchum, Idaho 83340

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://zoom.us/j/92594802380>
Webinar ID: 92594802380
- Address the Board in person at Ketchum City Hall or the Meriwether Building in Hailey dependent upon the meeting location.
- Submit your comments in writing at info@bcoha.org (by 8am the day of the meeting)

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

CALL TO ORDER: By Board Chairman Keith Perry **(00:00:04 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. **(00:00:06 in video)**

Keith Perry – Chair

Sarah Seppa – Vice Chair

Jennifer Rangel – Commissioner

Ana Torres – Commissioner

Nancy Mendelsohn – Commissioner

Mason Frederickson (online) – Treasurer

APPROVE AMENDED MEETING AGENDA: Pursuant to Idaho Code Section Idaho Code 74-204 (4) (b) If an amendment to an agenda is proposed after an agenda has been posted and less than forty-eight (48) hours prior to a regular meeting or less than twenty-four (24) hours prior to a special meeting but

prior to the start of the meeting, the proposed amended agenda shall be posted but shall not become effective until a motion is made at the meeting and the governing body votes to amend the agenda. **(00:00:51 in video)**

Recommendation to approve the Amended Agenda (00:02:41 in video)

Mover: Keith

Second: Mason

Ayes: UNANIMOUS

COMMUNICATIONS FROM BLAINE COUNTY HOUSING AUTHORITY BOARD: Communications from the Board of Directors **(00:03:30 in video)**

1. Public Comments submitted.

COMMUNICATIONS FROM THE LIAISONS: Updates from the Liaisons on their jurisdictions

2. Liaison Report for March 2024. **(00:04:36 in video)**

COMMUNICATIONS FROM THE STAFF: Updates from the Staff on their scope of work.

3. Staff Update – Housing Director Carissa Connelly **(00:08:07 in video)**

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 Councilmember asks to be removed from the Consent Agenda and considered separately. (00:12:14 in video)

4. Recommendation to approve CPA's report and financials for March 2024 – Christy McPherson
5. Recommendation to approve meeting minutes for March 13, 2024 – City of Ketchum Clerk Trent Donat
6. Recommendation to Adopt Supportive Service Policies – Contractor Courtney Noble
7. Recommendation to Approve Ms. Hemming's Changed Condition – Housing Director Carissa Connelly (pulled) **(00:15:40 in video)**

Recommendation to approve the Consent Agenda items 4,5, & 6 (00:15:03 in video)

Mover: Keith

Second: Sarah

Ayes: UNANIMOUS

Recommendation to approve accepting the change in Prue Hemmings condition as reason to remain in her Community Housing unit. (00:29:04 in video)

Mover: Jenni

Second: Mason

Ayes: UNANIMOUS

NEW BUSINESS:

8. Mission Moment – Contractor Courtney Noble and Program Administrator Frances Solano **(00:30:18 in video)**

9. Recommendation to Approve Annual Income and Rent Updates – Housing Fellow Rian Rooney **(00:31:35 in video)**

Recommendation to approve I move to approve the updated 2024 income and net worth limits and maximum housing costs, barring substantial changes after final staff review. (00:34:50 in video)

Mover: Mason

Second: Jenni

Ayes: UNANIMOUS

10. Budget Update and Discussion – Housing Director Carissa Connelly **(00:35:34 in video)**
11. Recommendation to Approve Converting BCHA’s Category 4 Rental to Category 5+ Ownership – Housing Director Carissa Connelly **(00:43:56: in video)**

Recommendation to approve I move to approve converting one of BCHA’s two permanent housing self-managed rentals to a Category L ownership unit. (01:01:03 in video)

Mover: Keith

Second: Sarah

Abstain: Mason, Jenni, Nancy

Ayes: Ana

Further discussion prompted another vote.

Recommendation to approve I move to approve converting one of BCHA’s two permanent housing self-managed rentals to a Category L ownership unit. (01:18:15 in video)

Mover: Keith

Second: Sarah

Ayes: UNANIMOUS

12. Update On Board Configuration and Terms – Housing Director Carissa Connelly **(01:19:23 in video)**
13. Update On Data Transition – Housing Director Carissa Connelly **(provided is Staff Updates Report)**

EXECUTIVE SESSION:

14. Idaho Code 74-206(1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. **(01:23:35 in video)**

Recommendation to move to Executive Session (01:24:07 in video)

Mover: Jenni

Second: Mason

Ayes: UNANIMOUS

ADJOURNMENT: (01:24:20 in video)

Motion to ADJOURN (01:24:26 in video)

Mover: Keith

Second: Mason

Ayes: UNANIMOUS

Respectfully submitted by:

Approved by:

Trent Donat
City of Ketchum

Keith Perry
BCHA Chair