

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
December 11, 2019 9:00 a.m.
4800 Broadway, Boulder, CO 80304

Commissioner Soraci
Commissioner Levy (ABSENT)
Commissioner Adams
Commissioner Klerman
Commissioner Walker
Commissioner Harris
Commissioner Griffin
Commissioner McCord
Commissioner Yates

Jeremy Durham
Penny Hannegan
Jodi Bogen
René Brodeur
Laura Sheinbaum
Tim Beal
Karen Kreutzberg
Karin Stayton
Amanda Cullen
Jason Acuña

Others Present:
AllyCatherine Wild
Shelly Bobbins

I. Call to order and Determination of a Quorum

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:05 a.m.
A quorum was declared.

II. Public Participation

AllyCatherine Wild, a resident at Glen Willow, said that she would like a follow up from BHP staff regarding a Demand for Compliance and Possession that she received involving construction workers at the property site.

III. Approval of the Meeting Minutes

Consent agenda items approved:
1. Minutes from 11-13-2019

COMMISSIONER HARRIS MOVED TO APPROVE THE MINUTES FROM 11-13-2019.
COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

IV. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the September financial dashboard and answered questions from the Board.

Commissioner Walker asked how many households we are currently helping. In total, there are 2,000 households being helped.

V. Meeting Agenda

2020 Budget Adoption

Jodi introduced Amanda Cullen, Financial Analyst, to the Board.

Jodi went through the two changes that were made since the November Board meeting:

- 1. Update #1 - There were 39 mainstream vouchers awarded.**
 - a. \$445,000 per year however we will begin in mid Q1.
 - b. \$407,900 to annual budget offset by voucher expense, no net impact to the net income.
 - c. Commissioner Adams asked what happens when a voucher holder is not able to find housing in the city of Boulder. Karen Kreutzberg said that their voucher is administered through BHP, but they can go anywhere in Boulder County. The voucher holder must live in the county for a year before they can move to another county or state.
- 2. Update #2 - 18 City of Boulder Permanently Supportive vouchers awarded.**
 - a. \$360,000 per year incremental voucher income offset by \$345,000 voucher expense.
 - b. Net impact: increase of \$15,000 to net income due to new admin fees charged to this program.
 - c. Karen explained that this is to cover administrative costs due to administering the program for the city.

COMMISSIONER YATES MADE A MOTION TO APPROVE RESOLUTION #19-17, COMMISSIONER KLERMAN SECONDED THE MOTION. The motion passed unanimously.

2020 Board Calendar

NPG Committee met and approved the Board calendar for 2020. There will be a Board Recess in January and August of 2020. If anything changes, the Board will be notified, and the website will be updated.

Jeremy will notify the Board members of the 2020 Board Annual Dinner.

Jeremy said that if there are any topics that the Board would like to learn more about, to please email him and we will add it to the Future Board Items. The Commissioners discussed having an annual BHP trends report, which would include updates on households in the city, statistics review, and who needs housing.

Strategic Priorities Check In

NPG Committee went through the Strategic Priorities updates in detail. Jeremy explained that the Strategic Priorities gives the Board context on our focus and what we're taking on as an organization. The goals that the Board adopted in November is in line with our priorities.

Jeremy mentioned that in April there will be a memo that summarizes past activities and preparation for Jeremy's annual review, which will be in May 2020.

Executive Session per Colorado Statute C.R.S. 24-6-402(4)(a) Real Estate Matters.

COMMISSIONER KLERMAN MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE CRS-24-402 (4)(a) TO DISCUSS REAL ESTATE MATTERS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 9:59 a.m. into Executive Session as per Colorado Statute C.R.S. 26-6-402(4) (a) to discuss Real Estate Matters.

COMMISSIONER KLERMAN MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The Board met in executive session for 61 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER YATES MADE A MOTION FOR THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY DISCUSSED IN EXECUTIVE SESSION WITH TERMS CONSISTENT WITH THOSE DISCUSSED IN EXECUTIVE SESSION IN AN AMOUNT NOT TO EXCEED \$8,750,000. COMMISSIONER HARRIS SECONDED THE MOTION.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council.

Commissioner Griffin said that the RRC approved \$720 for childcare and food for first aid CPR classes for families at BHP. There will also be an interpreter there for Spanish speaking families and individuals.

Board Announcements

Commissioner Klerman thanked Commissioner Yates for being a great resource, advocate, and liaison for the BHP Board.

Mark Wallach will join the Board of Commissioners in February 2020.

Additions to the Agenda

There were no additions to the agenda.

Future Board Items

There were no future Board Items.


VII. Adjourn

COMMISSIONER GRIFFIN MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

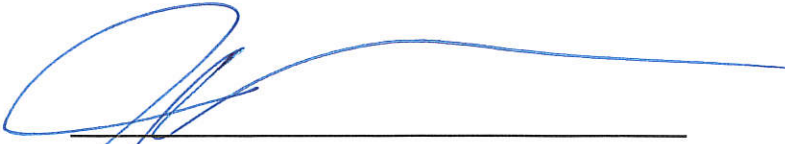
The meeting of the Board of Commissioners adjourned at 11:07 a.m.

Seal

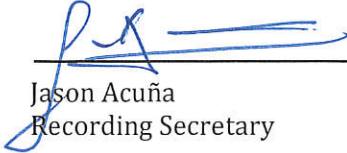
DATE: 12/11/2019



Valerie Soraci
Chairperson, Board of Commissioners
Boulder Housing Partners



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary