

**BOULDER HOUSING PARTNERS
BUSINESS MEETING OF THE BOARD OF COMMISSIONERS
FEBRUARY 14, 2018 9:00 AM
BHP OFFICE, 4800 N. BROADWAY, BOULDER COLORADO**

Commissioner Klerman
Commissioner McCord
Commissioner Ruzzin
Commissioner Soraci
Commissioner Walker
Commissioner Harris
Commissioner Griffin
Commissioner Levy
Commissioner Yates

Jeremy Durham
Penny Hannegan
Jim Koczela
Rene Brodeur
Laura Sheinbaum
Ruth Becker
Karin Stayton

Public:

I. Call to order and Determination of a Quorum

Commissioner Klerman called the regular meeting of the Board of Commissioners to order at 9:00am. A quorum was declared.

Commissioner McCord asked that the motion she made thru email to the Commissioners on 1/31/2018 be added by unanimous consent to the agenda.

The Board discussed how future items get noticed on the agenda.

COMMISSIONER MCCORD MADE A MOTION TO ADD TO THE MEETING AGENDA A MOTION TO REMOVE COMMISSIONERS RUZZIN AND KLERMAN FROM THEIR OFFICER POSITIONS AS VICE CHAIR AND CHAIR OF THE BOARD OF COMMISSIONERS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed with 8 in favor. Commissioner Klerman abstained.

II. Public Participation

There were no members of the public who wished to speak

III. Approval of the Consent Agenda

Consent agenda items approved:

1. Minutes from 12-11-2017

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 12-11-2017.
COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

IV. Resident Representative Council Report

Commissioner Griffin, reporting for the Resident Representative Council, stated that BHP staff member Jessica Kinney reported to the Council about the proposed Madison disposition.

Commissioner Griffin also stated that the RRC is going to apply for funds from the Next 50 Foundation to be used for dental assistance for residents.

V. Business Agenda

Resolution #1: Madison Public Housing Disposition

Laura Sheinbaum explained the proposed Madison disposition via a Section 18 application to HUD.

COMMISSIONER YATES MOVED TO APPROVE RESOLUTION #1: AUTHORIZING THE DISPOSITION OF THE MADISON APARTMENTS VIA A SECTION 18 APPLICATION TO HUD. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

Year-End Financial Report

Jim gave an overview of the 2017 year-end financial statements and answered questions from the Board.

Resolution #2: Cedar/Casey Financing

Jim gave an overview of the financing proposal for Cedar and Casey apartments which include Boulder County Worthy Cause and City of Boulder funding. Commissioner Walker commended the development staff for the analytics and structure of this real estate deal.

COMMISSIONER LEVY MOVED TO APPROVE RESOLUTION #2: AUTHORIZING THE ISSUANCE OF TAX EXEMPT DEBT FOR PERMANENT FINANCING OF THE CEDAR AND CASEY PROPERTY. COMMISSIONER HARRIS SECONDED THE MOTION. The motion passed with 8 in favor, Commissioner McCord abstained.

By-Laws Update

Ruth Becker, BHP's legal Counsel, presented the changes to the by-laws as reviewed by the Nominating, Personnel and Governance Committee.

COMMISSIONER YATES MADE A MOTION TO APPROVE THE CHANGES TO THE BY-LAWS. COMMISSIONER SORACI SECONDED THE MOTION. The motion passed unanimously.

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

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

The Board recessed at 10:10 am into Executive Session as per Colorado Statute C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

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

The Board met in executive session for 20 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER HARRIS MADE A MOTION TO AUTHORIZE STAFF TO CONTINUE TO EXPLORE THE PURCHASE OF THE PROPERTY AS DISCUSSED IN EXECUTIVE SESSION IN PARTNERSHIP WITH THE CITY OF BOULDER. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

VII. Board Announcements

Housing Board Update

Commissioner Yates gave an update on the City of Boulder's establishment of a Housing Board to advise City Council on housing related matters.

VIII. Additional Agenda Items

Commissioner Klerman asked if there were any requests to discuss other agenda items.

COMMISSIONER MCCORD ASKED FOR A SECOND TO HER MOTION TO REMOVE COMMISSIONERS RUZZIN AND KLERMAN FROM THEIR POSITIONS AS VICE CHAIR AND CHAIR OF THE BHP BOARD OF COMMISSIONERS. COMMISSIONER GRIFFIN SECONDED THE MOTION.

Commissioner McCord read a statement. This statement may be heard in its entirety in the recording of the meeting, which can be found at the following URL for as long as recordings are retained pursuant to BHP's record retention policies:

<https://boulderhousing.sharepoint.com/:u:/s/commissioners/ETvu32Q93fNMiQpmSs94GFcB29PRg1ze5gJaSTgTF5c3DQ?e=pItbmo>

COMMISSIONER MCCORD MADE A MOTION TO CALL THE QUESTION. COMMISSIONER SORACI SECONDED THE MOTION. COMMISSIONER MCCORD CALLED FOR DIVISION.

The Board determined that Roberts Rules of Order provide the framework for meeting conduct and are not followed strictly. A discussion ensued.

Following the discussion, **a vote was taken on COMMISSIONER MCCORD'S MOTION TO REMOVE COMMISSIONERS RUZZIN AND KLERMAN FROM THEIR POSITIONS AS VICE CHAIR AND CHAIR. The Motion failed 7-1 with 1 abstention.** Commissioners Walker, Levy, Ruzzin, Klerman, Harris, Yates, and Griffin voted no, Commissioner McCord voted yes, and Commissioner Soraci abstained from voting.

IX. Call for Future Informational Items

Commissioner Klerman asked for informational items to be discussed at future meetings

- Understanding affordable home ownership
- Clarification about abstaining from voting
- Planning for a retreat on the tools for board interaction, rules of engagement, agenda planning,
- Rules of Civility from City Council

X. Adjourn

COMMISSIONER WALKER MADE A MOTION TO ADJOURN THE BUSINESS MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER LEVY SECONDED THE MOTION.

The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 12:15 pm

Seal

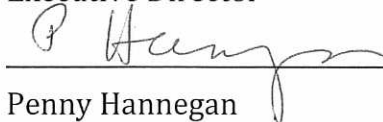
DATE: 2/14/18



KAREN KLERMAN, CHAIR
Boulder Housing Partners



JEREMY DURHAM
Executive Director



Penny Hannegan
Recording Secretary

COMMISSIONER MCCORD READ A STATEMENT AT THE BOARD MEETING ON 2-14-18. THE RECORDING OF WHICH CAN BE HEARD AT THIS LINK:

A recording of this meeting can be found at the following URL for as long as recordings are retained pursuant to the BHP record retention policies:

<https://boulderhousing.sharepoint.com/:u:/s/commissioners/ETvu32Q93fNMiQpmSs94GFcB29PRg1ze5gJaSTgTF5c3DQ?e=pltbmo>

