

**BOULDER HOUSING PARTNERS
BUSINESS MEETING OF THE BOARD OF COMMISSIONERS
APRIL 11, 2018 9:00 AM
BHP OFFICE, 4800 N. BROADWAY, BOULDER COLORADO**

Commissioner Klerman
Commissioner McCord
Commissioner Ruzzin(absent)
Commissioner Soraci
Commissioner Walker
Commissioner Harris(absent)
Commissioner Griffin
Commissioner Levy
Commissioner Yates

Jeremy Durham
Penny Hannegan
Jim Koczela
Rene Brodeur
Laura Sheinbaum
Karin Stayton
Karen Kreutzberg

Others Present:
Dave Heisterkamp, Counsel

June Ramos, Consultant

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.

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 2-14-2018

COMMISSIONER MCCORD MOVED THAT HER COMMENTS FROM THE MEETING ON 2-14-2018 BE ADDED TO THE MINUTES.

After discussion by the Board, COMMISSIONER YATES OFFERED A FRIENDLY AMENDMENT TO APPROVE THE MINUTES FROM 2-14-2018 AS PRESENTED WITH THE ADDITION OF A LINK TO THE RECORDING OF THE MEETING. COMMISSIONER YATES ALSO MOVED TO SUSPEND THE PRACTICE TO DELETE RECORDINGS AFTER 90 DAYS UNTIL FURTHER BOARD DISCUSSION. COMMISSIONER MCCORD ACCEPTED THE FRIENDLY AMENDMENT. COMMISSIONER GRIFFIN SECONDED THE MOTION. A roll call vote was taken with unanimous approval.

IV. Resident Representative Council Report

Commissioner Griffin, reporting for the Resident Representative Council, stated that there have been a number of discussions about the vending machines at Canyon Pointe.

V. Board Governance: Board Elections

Commissioner Yates presented the slate of candidates for the office of Chair and Vice Chair of the Board of Commissioners and opened the floor for additional nominations of which there were none.

COMMISSIONER YATES MADE A MOTION NOMINATING COMMISSIONER SORACI AS CHAIR OF THE BOARD OF COMMISSIONERS AND COMMISSIONER HARRIS AS VICE CHAIR.

COMMISSIONER KLERMAN DECLARED THE NOMINATIONS CLOSED.

Commissioner Yates invited Commissioner Soraci to address the Board about her qualifications and interest in serving as Chair of the Board of Commissioners. Commissioner Soraci read a statement. Commissioner Harris sent a statement about his qualifications to serve as Vice Chair earlier in the week as he was absent at the meeting.

COMMISSIONER LEVY MADE A MOTION TO APPROVE COMMISSIONER SORACI AS CHAIR AND COMMISSIONER HARRIS AS VICE CHAIR OF THE BOARD OF COMMISSIONERS BY ACCLAMATION. The motion passed unanimously.

Commissioner Yates thanked Commissioner Klerman and Ruzzin for their exemplary service as Chair and Vice Chair of the Board for the past two years.

VI. Resident Presentation

The Board walked to 1175 Lee Hill for a presentation by a resident.

VII. Business Agenda

Financial Report

Jim Koczela gave an overview of the February financial statements and answered questions from the Board.

Canyon Pointe and Glen Willow Inducement: Resolution #3, Series 2018

Laura Sheinbaum presented preliminary ideas for the concept plans for the renovations at Glen Willow and Canyon Pointe and presented Resolution #3, Series 2018, an inducement resolution for Canyon Pointe and Glen Willow.

COMMISSIONER GRIFFIN MOVED TO APPROVE RESOLUTION #3, SERIES 2018 DECLARING BOULDER HOUSING PARTNERS' INTENT TO ISSUE ITS MULTIFAMILY HOUSING REVENUE BONDS FOR THE GLEN WILLOW/CANYON POINTE PROJECT. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously

VIII. Federal Budget

Jeremy Durham and Jim Koczela reviewed how some of the changes in the federal budget might impact BHP.

IX. Board Announcements

Commissioner Levy informed the Board that the legislature had allocated additional funds for the Division of Housing in the budget.

Commissioner Yates informed the Board that City Council would be discussing increasing the commercial linkage fee at their meeting on April 17.

Commissioner Griffin will be absent at the May Board meeting.
Jeremy Durham reminded the Board of the Palo Park grand opening in the afternoon.

X. Additional Agenda Items

There were no additional agenda items to be discussed.

XI. Call for Future Informational Items

The Board confirmed their interest in additional information about the following topics:

- 80% income averaging
- Eligibility requirements
- Homeless preferences at Walnut Place
- Waitlist and preferences

- Update on the Pollard development

XII. Adjourn

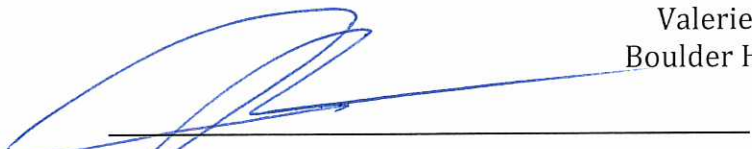
COMMISSIONER GRIFFIN MADE A MOTION TO ADJOURN THE BUSINESS MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

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

Seal
DATE: 4/11/18



Valerie Soraci, CHAIR
Boulder Housing Partners



JEREMY DURHAM
Executive Director



Penny Hannegan
Recording Secretary