

**BOULDER HOUSING PARTNERS  
BUSINESS MEETING OF THE BOARD OF COMMISSIONERS  
MAY 9, 2018 9:00 AM  
1940 Walnut St, Boulder Colorado**

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

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

Others Present:  
Dave Heisterkamp, Counsel  
  
June Ramos, Consultant  
Robert Latimer, Consultant  
Ruy Aranyo  
Darren O'Connor

**I. Call to order and Determination of a Quorum**

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

**II. Public Participation**

Ruy Aranyo, Boulder Democratic Socialists of America and Darren O'Connor, Boulder Rights Watch addressed the Board with their concerns about rent increases in affordable properties owned by other parties in the City of Boulder.

**III. Approval of the Consent Agenda**

Consent agenda items approved:

1. Minutes from 4-11-2018

**COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 4-11-2018.  
COMMISSIONER WALKER SECONDED THE MOTION.** The motion passed unanimously.

**IV. Resident Representative Council Report**

There was not a report from the Resident Representative Council as Commissioner Griffin was absent.

## V. Finance Update

### Financial Report

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

## VI. Business Agenda

### Line of Credit Renewal: Resolution #4, Series 2018

Jim Koczela explained the request for the Board's approval of a renewal of BHP's Line of Credit with First National Bank. Commissioner Yates disclosed that he is a shareholder in First National Bank.

**COMMISSIONER WALKER MOVED TO APPROVE RESOLUTION #4, SERIES 2018 APPROVING THE LINE OF CREDIT RENEWAL WITH FIRST NATIONAL BANK. COMMISSIONER LEVY SECONDED THE MOTION.** The motion passed 6-1  
Commissioner Yates abstained from the vote.

### Ciclo Inducement: Resolution #5, Series 2018

Commissioner Soraci disclosed her business relationship with Element properties, developer for the Ciclo development. She recused herself from the discussion.

Laura Sheinbaum explained BHP's intent to issue Private Activity Bonds that will be used to finance the Ciclo Apartments project.

**COMMISSIONER YATES MOVED TO APPROVE RESOLUTION #5, SERIES 2018 APPROVING THE CICLO BOND INDUCEMENT. COMMISSIONER WALKER SECONDED THE MOTION.** The motion passed 6-1. Commissioner Soraci recused herself from the vote.

### 30<sup>th</sup> and Pearl Update

Laura Sheinbaum gave an update about the 30<sup>th</sup> and Pearl partnership with Zocalo development per the Board's request.

### Board of Commissioners Working Agreements

Commissioner Soraci introduced the draft Working Agreements for a High Performing Team developed by the Board during their two workshops with June Ramos. The Board discussed the draft and the process for codifying the agreement.

**COMMISSIONER YATES MOVED TO TABLE THE APPROVAL OF THE COMMISSIONERS HIGH PERFORMING TEAM WORKING AGREEMENTS UNTIL A LATER DATE. COMMISSIONER WALKER SECONDED THE MOTION.** The motion passed unanimously.

## **VIII. Board Matters**

### Board Announcements

Jeremy proposed that the June Board meeting be held at Palo Park. The Board agreed.

Commissioner Yates stated that the City Council agreed to move forward with a broadband backbone buildout at their meeting on May 8. Commissioner Yates expressed his hope that the BHP properties would be some of the first properties to have access to the city's broadband.

Commissioner Harris expressed his appreciation for being elected as Vice Chair.

### Additional Agenda Items

There were no additional agenda items to be discussed.

### Call for Future Informational Items

Commissioner McCord was interested in learning about the availability of additional housing choice vouchers.

## **IX. Executive Session per Colorado Statute C.R.S. 24-6-402(4)(f) Personnel Matters [Executive Director Contract].**

**COMMISSIONER HARRIS MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE CRS-24-402 (4)(f) TO DISCUSS PERSONNEL MATTERS. COMMISSIONER MCCORD SECONDED THE MOTION.** The motion passed unanimously.

The Board recessed at 11:20 am into Executive Session as per Colorado Statute C.R.S. 26-6-402(4)(f) to discuss Personnel Matters.

**COMMISSIONER HARRIS MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER YATES 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 Personnel matters.


**COMMISSIONER KLERMAN MADE A MOTION TO APPROVE JEREMY DURHAM'S EMPLOYMENT AGREEMENT AS THE EXECUTIVE DIRECTOR OF BHP AND AUTHORIZED COMMISSIONER SORACI TO REVIEW AND APPROVE THE AMENDED CONTRACT. COMMISSIONER YATES SECONDED THE MOTION.** The motion passed unanimously.


#### X. Adjourn

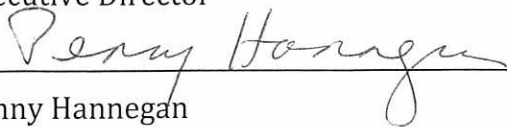
**COMMISSIONER KLERMAN MADE A MOTION TO ADJOURN THE BUSINESS MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION.** The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:30 am

Seal  
DATE: 5/09/18

  
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Valerie Soraci, CHAIR  
Boulder Housing Partners

  
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JEREMY DURHAM  
Executive Director

  
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Penny Hannegan  
Recording Secretary