

**BOULDER HOUSING PARTNERS
QUARTERLY MEETING OF THE BOARD OF COMMISSIONERS
JUNE 13, 2018 9:00 AM
PALO PARK COMMUNITY CENTER, BOULDER COLORADO**

Commissioner Soraci	Jeremy Durham	Others Present:
Commissioner Levy	Penny Hannegan	Christina Warner, Counsel
Commissioner Ruzzin	Jim Koczela	Lincoln Miller, Boulder
Commissioner Klerman	Rene Brodeur	Housing Coalition
Commissioner Walker(absent)	Laura Sheinbaum	Alley Love, Boulder Housing
Commissioner Harris	Karin Stayton	Coalition
Commissioner Griffin	Karen Kreutzberg	Robert Latimer, Consultant
Commissioner McCord	Tim Beal	
Commissioner Yates	Maria Ciano	

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

There were no members of the public who wished to address the Commissioners

III. Partnership Awards

The BHP Partnership Awards were given to the following recipients:

- **Non-Profit Partner:** Boulder Public Library-Book Rich Environments Initiative
- **Non-Profit Partner:** Harvest of Hope-Pop-Up Pantry
- **Non-Profit Partner:** City of Boulder Human Services Department-Senior Services

IV. Approval of the Minutes Agenda

Consent agenda items approved:

1. Minutes from 5-9-2018

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 5-9-2018.

COMMISSIONER KLERMAN SECONDED THE MOTION. The motion passed unanimously.

V. Finance Update

Financial Report

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

VI. Business Agenda

Financial Audit: Resolution #6, Series 2018

Jim Koczela stated that the Finance Committee had spent time at their monthly meeting discussing the financial audit with auditors, Plante Moran. Commissioner Harris commended the finance staff on the internal controls at BHP and the completion of a successful audit.

COMMISSIONER YATES MOVED TO APPROVE RESOLUTION #6 AUTHORIZING THE SUBMISSION OF THE 2017 AUDIT REPORT TO HUD. COMMISSIONER KLERMAN SECONDED THE MOTION. The motion passed unanimously.

Boulder Housing Coalition-Property Tax Exemption

Jim Koczela introduced Lincoln Miller, Executive Director of Boulder Housing Coalition (BHC). Jim explained how Colorado law recognizes that housing authorities like BHP can confer the benefit of property tax exemption ("PTE") on partnerships when the housing authority is a partner, partial owner, or a lessee of a property. Jim explained the recommendation that the Board authorize staff to work with BHC on a legal ownership structure related to the Ingram Court property to facilitate authorization of property tax exemption to the property while protecting BHP from liability.

Commissioner Soraci disclosed her past involvement on the Board with BHC.

Commissioner Klerman recused herself from the vote given her position at Wells Fargo Bank which might finance the project.

COMMISSIONER RUZZIN MOVED TO APPROVE STAFF PROCEEDING WITH THE EXPLORATION OF AN OWNERSHIP STRUCTURE WITH BOULDER HOUSING COALITION. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed 6-1. Commissioner Soraci recused herself from the vote. Commissioner McCord voted against the motion.

Discussion: Expanding Access to Housing

Rene Brodeur explained the proposed policy changes to the eligibility policy for Property Management operations. BHP staff recommend reducing an applicant's general criminal background history check for the past three years rather than five years. Rene also explained that BHP staff recommend adopting a procedure to avoid automatically denying applicants housing based on criminal history and instead requesting a "review session" with the applicant to discuss any additional information regarding his or her situation.

The Board provided their input and guidance and agreed with the recommended approach.

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

COMMISSIONER YATES 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. Commissioner Soraci recused herself from the discussion.

The Board recessed at 10:40 am into Executive Session as per Colorado Statute C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

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

The Board met in executive session for 50 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER LEVY MOVED TO AUTHORIZE STAFF PROCEEDING WITH A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY DISCUSSED IN EXECUTIVE SESSION AND AUTHORIZED STAFF TO PROCEED WITH LISTING CORNELL HOUSE FOR SALE SHOULD BHP GO UNDER CONTRACT FOR THE PURCHASE OF THE PROPERTY DISCUSSED IN EXECUTIVE SESSION. COMMISSIONER YATES SECONDED THE MOTION.

The motion passed 6-1. Commissioner Soraci recused herself from the vote. Commissioner McCord voted against the motion.

VIII. Board Matters

Resident Representative Council Report

Commissioner Griffin gave a report for the Resident Representative Council.

Board Announcements

Commissioner Yates reported that the City housing fund is currently low on cash and will be for the next 12-18 months due to builders steering away from the Cash in Lieu program and instead developing affordable units on site.

Commissioner Yates also reported that City Council has postponed their vote on requiring landlords to accept Housing Choice vouchers from prospective tenants.

Commissioner Yates also reported that the city wide Broadband initiative is moving forward and looks forward to working with BHP to help bring internet to Boulder's low-income residents.

Commissioner Levy reported that she had attended the National Fair Housing conference.

Commissioner McCord reported on the lessons learned at the National Organization of African American's in Housing conference.

Commissioner Klerman read a brief statement related to her mediation session with Robert Lattimer and Commissioner McCord:

"Nikki and I met with Bob Latimer yesterday. I agree to continue to work collaboratively with all Board Members and Staff and to accept similarities and differences in support of BHP's missions, goals, and vision"

Additional Agenda Items

Commissioner Ruzzin and Soraci expressed the importance of approving the Board Working Agreements.

Call for Future Informational Items

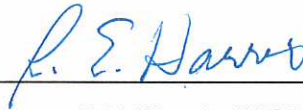
Commissioner McCord was interested in learning about the availability of additional housing choice vouchers.

IX. Adjourn

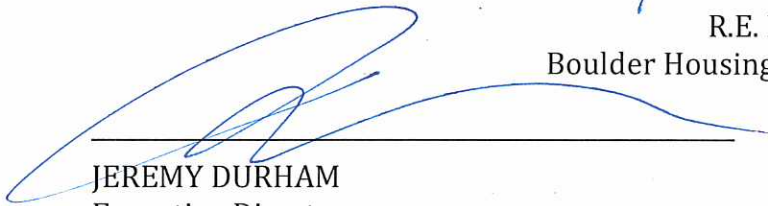
COMMISSIONER KLERMAN MADE A MOTION TO ADJOURN THE QUARTERLY MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 12:05 PM

Seal
DATE: 6/13/18



R.E. Harris, VICE CHAIR
Boulder Housing Partners Board of Commissioners



JEREMY DURHAM
Executive Director



Penny Hannegan
Recording Secretary

