

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
July 8, 2020 9:00 a.m.
Location: <https://zoom.us/j/99115296777>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Adams	Penny Hannegan	Shelly Bobbins
Commissioner Bissonette	Jodi Bogen	Kurt Firnhaber
Commissioner Griffin	René Brodeur	
Commissioner Levy	Laura Sheinbaum	
Commissioner McCord	Karen Kreutzberg	
Commissioner Schoenfeld	Karin Stayton	
Commissioner Walker	Daniel Nuñez	
Commissioner Wallach	Patrick Shea	
	Jason Acuña	

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:01 a.m. A quorum was declared.

II. Public Participation

The Zoom Board Meeting information was posted on the main BHP website (boulderhousing.org).

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from June 10, 2020
2. Commissioner Levy stated that there was an error on page 3 of the 6/10/2020 Board minutes in that Commissioner Schoenfeld had asked for examples of Open Meetings violations, not Open Records violations.

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM JUNE 10, 2020.

COMMISSIONER WALLACH 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 first quarter of the financials for the organization and answered questions from the Board.

V. Meeting Agenda

Project Based Vouchers for Mt. Calvary – Resolution #2020-5

Laura Sheinbaum and Karen Kreutzberg presented on the Project-Based Vouchers for Mt. Calvary. Laura explained that there will be 60 units at the property and the plan is to serve low income seniors. Karen stated that under HUD rules, we can project base up to 20% of vouchers. Under Moving to Work (MTW), we are able to waive that rule. We haven't set an internal cap, but we can make changes as we see opportunities and financial feasibility.

COMMISSIONER MCCORD MADE A MOTION TO APPROVE RESOLUTION #2020-5 PROJECT BASED VOUCHERS FOR MT. CALVARY. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

BHP's Participation with the City of Boulder Police and Boulder County's Sheriff's Office

The Commissioners discussed BHP's participation with the City of Boulder Police Department (BPD) and Boulder County's Sheriff's Office. In 2019, BHP was involved in three community events with the BPD, two of which were initiated by BHP: the 'Book Rich Environment' event and the 'Build Your Community with Legos' event. In the past five years, BHP has not had any financial activities in relation to the BPD and there has been no involvement with the Boulder County's Sheriff's Office. BHP staff stated that the Resident Services and Property Management Departments act as bridges with several organizations, including the BPD, and therefore, have to be careful and strategic with these partnerships as they impact residents directly. BHP's current connection with the BPD involves open lines of communication with Officer Tom Dowd, who plays the role of community liaison between the two parties.

Commissioner McCord reminded everyone that George Floyd and Elijah McClain did nothing illegal and police involvement resulted in their deaths. She stated that the Board's job is to not manage individual programs at BHP, but instead, to aid in setting a destination for the organization. Commissioner McCord asked the Board to listen to Black folks and support her proposal to divest from the police at BHP-related events due to the pattern of how the police treats Black and Brown people in the US. The Commissioners discussed the topic of divestment from the BPD, obtaining resident opinions of police presence at their communities, and the immediate impact of this institutional problem. Jeremy Durham stated that in light of the conversation and the points raised, BHP would be pausing police involvement at community events for the time being and we will look at to what extent the organization's goals can be accomplished in other ways than having police present at events, what people of color at our events think and feel about having police at our events, and whether or not there is flexibility on uniform and gun protocol.

IGA with the City of Boulder for the Ponderosa Community Stabilization Project

Jeremy presented on the IGA with the City of Boulder for the Ponderosa Community Stabilization Project. The City asked for BHP's participation in exploring in the long run the role of providing management and resident services at the site. The Commissioners discussed the text and structure of the agreement and why the proposal was presented as an IGA, rather than a resolution for an LLLP, MOU, or LOI. Jeremy and Kurt Firnhaber explained that the City of Boulder decided to do an IGA to describe what the long-term path would look like and be as transparent as possible in the intended relationship. The Commissioners discussed the interests and opinions of the people already living at the site. Kurt mentioned that 70% of residents currently were favorable to partnering with Habitat for Humanity to move into and own a fixed foundation home.

COMMISSIONER LEVY MADE A MOTION TO AUTHORIZE A LIMITED LIABILITY LIMITED PARTNERSHIP WITH THE CITY OF BOULDER ON THE PROJECT KNOWN AS PONDEROSA COMMUNITY STABILIZATION PROJECT. COMMISSIONER ADAMS SECONDED THE MOTION.

The motion failed 2-7. Commissioners Levy and Adams voted yes, and Commissioners Bissonette, Walker, Schoenfeld, Wallach, Griffin, McCord, and Harris voted no.

COMMISSIONER WALLACH MADE A MOTION TO APPROVE THE IGA WITH THE CITY OF BOULDER FOR THE PONDEROSA COMMUNITY STABILIZATION PROJECT. COMMISSIONER WALKER SECONDED THE MOTION.

The motion passed 6-3. Commissioners Harris, Walker, Wallach, Schoenfeld, Griffin and Bissonette voted yes, and Commissioners McCord, Levy, and Adams

voted no.

BHP Financial Audit – Resolution #2020-4

Jodi presented the results from the 2019 BHP Audit.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2020-4 A RESOLUTION FOR THE PURPOSE OF APPROVING SUBMISSION OF THE 2019 AUDIT. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin asked if the BHP maintenance department would be able to help with the exteriors at Canyon Pointe. René said that maintenance would help through work orders. Commissioner Griffin asked whether storage space was added at the Canyon Pointe property. Laura said that with the renovation, there were 54 storage cages added in the garage as well as walkable bike storage.

Announcements and Other Items from the Board

Commissioner McCord encouraged the Board to add more diverse voices to the Board, including more Black individuals and residents from our properties. She mentioned that her term as a Commissioner would be ending soon and there will be an opening.

Additions to the Agenda

There were no additions to the Agenda.

Future Board Items

Commissioner McCord would like to have a discussion of the BHP interaction with the Boulder Police Department at next Board meeting in September.

VII. Executive Session

COMMISSIONER LEVY MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-402 (4)(a) AND (f) TO DISCUSS REAL ESTATE AND PERSONNEL MATTERS. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:40 a.m. into Executive Session as per Colorado Statue C.R.S. 26-6-402(4)(a) and (f) to discuss Real Estate and Personnel Matters.

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

The Board met at 11:40 a.m. in Executive Session for 11 minutes at which time the only matters discussed were those related to Real Estate Matters.

The Board met at 11:51 a.m. in Executive Session for 10 minutes at which time the only matters discussed were those related to Personnel Matters.

COMMISSIONER WALKER MADE A MOTION FOR THE EXECUTIVE DIRECTOR TO APPROVE RESOLUTION #2020-6 TO AUTHORIZE THE PURCHASE AND FINANCING OF THE PROPERTY

DISCUSSED IN EXECUTIVE SESSION. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

COMMISSIONER MCCORD MADE A MOTION TO APPROVE THE DECISION MADE IN EXECUTIVE SESSION PURSUANT TO PERSONNEL MATTERS TO VOTE IN THE MATTER DISCUSSED IN EXECUTIVE SESSION. COMMISSIONER LEVY ADDED A FRIENDLY AMENDMENT TO INCLUDE THE REFERENDUM SUMMARIZING THE RESULTS OF PERFORMANCE EVALUATION AND SALARY ADJUSTMENT. COMMISSIONER WALLACH SECONDED THE MOTION. The motion passed unanimously.

VIII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 12:09 p.m.

Seal
DATE: 7/8/2020

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R. E. Harris
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R. E. Harris
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder

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Jeremy Durham
Executive Director

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Jason Acuña
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Jason Acuña
Recording Secretary