

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
September 9, 2020 9:00 a.m.
Location: <https://zoom.us/j/91485786786>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Adams	Penny Hannegan	Shelly Bobbins
Commissioner Bissonette	Jodi Bogen	Frederic Marienthal, Bond
Commissioner Griffin	René Brodeur	Counsel, Kutak Rock LLP
Commissioner Levy	Laura Sheinbaum	
Commissioner McCord	Karen Kreutzberg	
Commissioner Schoenfeld	Karin Stayton	
Commissioner Walker	Daniel Nuñez	
Commissioner Wallach	Tad Amore	
	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).

Shelly Bobbins stated that she's been having ongoing issues at the Foothills Community and has attended Board Meetings since May of 2019 to address them. A neighbor created a hazardous area with her landscaping where another tenant had fallen in the past. That neighbor has also taken over a parking space that prevents others from parking there. Ms. Bobbins requested that BHP send a 10-day notice to the resident to comply and clear this area.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from July 8, 2020
2. Minutes from August 17, 2020

COMMISSIONER GRIFFIN MOVED TO APPROVE THE MINUTES FROM JULY 8, 2020.

COMMISSIONER LEVY SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

COMMISSIONER WALLACH MOVED TO APPROVE THE MINUTES FROM AUGUST 17, 2020.

COMMISSIONER ADAMS 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 July 2020 financials for the organization and answered questions from the Board. Jodi explained that BHP concessions for rent relief was distributed in the months of April and May.

V. Meeting Agenda

Private Activity Bonds, Carryforward Resolution #2020-7 & Bond Cap Carryforward Resolution #2020-8

Laura Sheinbaum introduced Resolutions #2020-7 and #2020-8. Laura mentioned that we had to

go to the second-place contender for the sale of 103 Canyon – this consisted of the same purchase price and terms and conditions. The amendment to the motion, which was affirmed in August 2020, is to provide broader ability for staff to choose the qualified buyer. Laura also introduced Fred, Bond Counsel from Kutak Rock LLP, for any questions or discussion.

COMMISSIONER WALLACH MADE A MOTION TO EXECUTE THE SALE OF 103 CANYON BOULEVARD TO ANY QUALIFIED BUYER FOR A PURCHASE PRICE THAT MATCHES OR EXCEEDS THE APPRAISED VALUE, AND TO USE ALL LEGAL EFFORTS TO EXECUTE THE NEGOTIATED CONDITIONS OF THE PURCHASE AGREEMENT INCLUDING PROTECTIONS FOR EXISTING RESIDENTS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2020-7 PRIVATE ACTIVITY BONDS, CARRYFORWARD. COMMISSIONER WALLACH SECONDED THE MOTION. The motion passed unanimously.

Laura mentioned that we've updated the number of units at Mt. Calvary to a total of 60 units and therefore, we are introducing Resolution #2020-8.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2020-8 BOND CAP CARRYFORWARD. COMMISSIONER LEVY SECONDED THE MOTION. The motion passed unanimously.

Family Sites Services and Bringing School Home Presentation

Karin Stayton, the Director of Resident Services introduced some members of her team, Amanda Maya-Dickson, Eva Beltran, Alejandra Robles, Claudia Perez-Rogero, and Ingrid Castro Campos. The Resident Services team presented on the two-generation approach and the role that community partners play. The Resident Services team presented on family sites services and Bringing School Home as well as how they have worked with community partners to help residents through the COVID-19 crisis.

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

Jeremy stated that the Board would like to continue the discussion regarding the participation of the City of Boulder Police Department (BPD) as a community partner at BHP related events. BHP staff has spent time reaching out to stakeholders, like residents, the NAACP, individuals, and the chair of the Criminal Justice Committee. As a separate issue from COVID-19, we have decided to pause having police at community events and to observe closely at what transpires with the BPD with their move towards a more holistic governance approach and structure. Most importantly, we are engaging with residents, our most essential stakeholders, and taking into account the values of the organization.

The Commissioners discussed further the issue of police involvement at BHP related community events and BHP's role in these situations and the relationship with the BPD. The Commissioners discussed involving more resident voices in these discussions and having their perspectives be heard. Commissioner Adams mentioned that there is no one size fits all solution to this situation. Commissioner McCord stated that it is helpful to explore the history of the police in the US and how it was established and why there is mistrust in the first place. Commissioners McCord and Schoenfeld stated that they support Jeremy and the staff's thought process and what they have done so far to connect to residents in the community and listen to their thoughts and concerns.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. She mentioned that the RRC would like to see more diversity in the RRC and the family sites. They have discussed getting a representative from the Resident Services team to join one of their meetings to give their thoughts on what is going on at the Family Sites with kids, education, diversity, etc.

Announcements and Other Items from the Board

Commissioner Harris mentioned that Jeremy, Jason, and Ingrid are recommending a Diversity, Equity, and Inclusion Trainer for the Board. The recommendation will first go to the NPG Committee and then to the Board. Jason will coordinate with the NPG Committee to schedule a time for them to meet with Amritpal Byrd.

Commissioner Schoenfeld mentioned the Boulder Public Library’s co-sponsored event called “One Book, One Boulder” which seeks to bring community members together through reading and discussing one book. The book chosen this time is ‘So You Want to Talk About Race’ by Ijeoma Oluo.

Additions to the Agenda

There were no additions to the Agenda.

Future Board Items

Jeremy said that he would like to plan to cover BHP’s medium range asset plan with the Board to review developments to rehabilitate and to see what tax credits that we can generate from that.

VII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 11:43 AM

Seal
DATE: 9/9/2020

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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 P. Acuña
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Jason Acuña
Recording Secretary