

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
March 9, 2022 | 9:00 a.m.
4800 N. Broadway, Boulder, CO 80304

Commissioner Walker	Jeremy Durham	Others Present:
Commissioner Bissonette	Daniel Nuñez	Allison Glover
Commissioner Block	Dean Rohr	
Commissioner Cooper	Jason Acuña	
Commissioner Griffin	Jessica Kenney	
Commissioner Harris	Jodi Bogen	
Commissioner Lord	Julia Arencibia	
Commissioner Schoenfeld	Karen Kreutzberg	
Commissioner Wallach	Karin Stayton	
	Laura Sheinbaum	
	Tad Amore	
	Tim Beal	
	Tory Livingston	

I. Call to order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:07 a.m. A quorum was declared.

II. New Commissioner Oath of Office

Mark Wallach was sworn into office.

III. Public Participation

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

Dr. Allison Glover introduced herself as the Spanish interpreter for the Board of Commissioner meetings.

IV. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from February 9, 2022

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM FEBRUARY 9, 2022. COMMISSIONER LORD SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

V. Financial Dashboard

Jodi Bogen, Chief Financial Officer, went over the financial dashboard for December 2021 and January 2022 and answered questions from the Board.

VI. Meet the Department: Maintenance Department | Part I

Dean Rohr, the Director of Maintenance, introduced himself and part of the Maintenance Department staff members:

- Irving Sanchez, Maintenance Technician I

- Nancy Specian, Integrated Pest Management Specialist
- Henry Lucero, Maintenance Technician II
- Gabriel Brown, Maintenance Technician II
- Luis Martinez, Bilingual Administrative Assistant
- Art Chavez, Maintenance Technician II
- Doug Spellman, Maintenance Technician II

VII. Meeting Agenda

Legislative Update

Jonathan Cappelli, Executive Director of the Neighborhood Development Collaborative, gave a legislative update and answered questions from the Board.

Financial Closing for Tantra Lake Apartments

Laura Sheinbaum, Director of Real Estate Development, presented on the Financial Closing for Tantra Lake Apartments and answered questions from the Board.

COMMISSIONER LORD MADE A MOTION TO AUTHORIZE BOULDER HOUSING PARTNERS TO ISSUE PRIVATE ACTIVITY BONDS TO FINANCE THE ACQUISITION AND REHABILITATION OF 185 UNITS AT TANTRA LAKE RESOLUTION #2022-1. COMMISSIONER WALLACH SECONDED THE MOTION. The motion passed unanimously.

COMMISSIONER HARRIS MADE A MOTION TO AUTHORIZE BOULDER HOUSING PARTNERS TO ENTER INTO AGREEMENTS RELATED TO THE DEVELOPMENT OF THE TANTRA LAKE, LLLP, TO LOAN FUNDS INTO THE PARTNERSHIP TO EXECUTE PROPERTY MANAGEMENT AGREEMENTS WITH THE PARTNERSHIP, TO EXECUTE A DEVELOPMENT AGREEMENT WITH THE PARTNERSHIP, TO EXECUTE A DEVELOPMENT AGREEMENT WITH THE PARTNERSHIP, TO EXECUTE GUARANTEES ON BEHALF OF THE PARTNERSHIP, AND TO ENTER INTO LOAN AGREEMENT RESOLUTION #2022-2. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

VIII. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council (RRC). The RRC discussed the following topics:

- Brenda Ritenour, the City of Boulder's Neighborhood Liaison, spoke to the Council regarding their services.
- The RRC discussed emergency procedures that residents want to follow. The Boulder Fire Department is scheduled to go to a few communities for informational meetings.
- The Council also discussed recycling issues at the communities.

BHP Foundation Board Update

Commissioner Schoenfeld reported for the BHP Foundation Board. The Foundation discussed the following topics:

- The implementation of a grant application process for residents to receive funding for programs or events that benefit their communities.
- There were four new Foundation Board members in 2021, two of which are BHP residents. There are now three committees focusing on membership, fundraising, and Diversity and Inclusion.
- The Foundation had its most successful individual fundraising campaign to date, raising almost \$60,000.
- The Foundation is currently looking for a grant writer who is familiar with foundations to apply and report on grants.
- Both resident Foundation Board members had positive feedback regarding the Let's Connect Program led by the CU Center for Behavioral Science. This is a parenting intervention that teaches caregivers to identify and respond to children's emotional needs and behaviors in a way that builds connection and warmth and promotes children's emotional competence, sense of emotional security, and well-being.

Announcements and Other Items from the Board

There were no announcements from the Board.

Conference Opportunities

Commissioner Walker and Jeremy said that Commissioners can email Jason Acuña if they are interested in attending any conference opportunities.

Future Board Items

Commissioner Schoenfeld asked about the possibility of having a Board Retreat. Jeremy said that we will reach out to Commissioners to start the coordination of the retreat.

IX. Executive Session

COMMISSIONER BISSONETTE MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(a) TO DISCUSS REAL ESTATE MATTERS. COMMISSIONER HARRIS SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:26 a.m. into Executive Session as per Colorado Statue C.R.S. 24-6-402(4)(a) to discuss Real Estate Matters.

COMMISSIONER LORD 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 24 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER HARRIS MADE A MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY DISCUSSED IN EXECUTIVE SESSION WITH TERMS CONSISTENT WITH THOSE DISCUSSED IN EXECUTIVE SESSION IN AN AMOUNT NOT TO EXCEED \$10,300,000. COMMISSIONER LORD SECONDED THE MOTION. The motion passed unanimously.

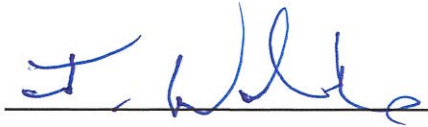
X. Thank you and farewell to Commissioner Harris

XI. Adjourn

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

The meeting of the Board of Commissioners adjourned at 11:35 a.m.

Seal
DATE: 3/9/2022



Bob Walker
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary