

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**July 12, 2023 | 9:00 am**  
**4990 Moorhead Ave, Boulder, CO 80304**

Board meetings are held the second Wednesday of each month, beginning at 9:00 am, at the BHP main office (4800 Broadway, Boulder, CO 80304), unless otherwise noted. Board meetings are open to everyone and include time for public participation as provided on the agenda.

For Spanish interpretation during the Board of Commissioners meeting, please contact us at 720-564-4610 the Friday before the Board meeting to schedule the service.

Commissioner Walker	Jeremy Durham	Others Present:
Commissioner Adler	Daniel Nuñez	Residents from High Mar
Commissioner Bissonette (ABSENT)	Frank Alexander	
Commissioner Block (ABSENT)	Ian Swallow	
Commissioner Cooper	Jason Acuña	
Commissioner Fearer	Jodi Bogen	
Commissioner Lord	Karin Stayton	
Commissioner Schoenfeld	Laura Sheinbaum	
Commissioner Wallach	Stefanie Sumaya	
	Tim Arnold	
	Tim Beal	
	Tory Livingston	
	Will Kugel	

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

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:08 am. A quorum was declared.

### **II. Public Participation**

The Board Meeting information was posted on the main BHP website ([boulderhousing.org](http://boulderhousing.org)) in English and Spanish.

Shirley, Resident Council Coordinator, welcomed the Board of Commissioners to the High Mar apartment community.

### **III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from June 14, 2023

**COMMISSIONER WALLACH MOVED TO APPROVE THE MINUTES FROM MAY 17, 2023.**  
**COMMISSIONER LORD SECONDED THE MOTION.** The motion to approve the minutes passed unanimously.

### **IV. Financial Dashboard**

Jodi Bogen, Chief Financial Officer, mentioned that this is her last Board meeting as she is retiring at the beginning of August 2023. She thanked the Board for all of their work for BHP and mentioned that it has been a pleasure to work alongside them.

Jodi went over the financial dashboard for May 2023 and answered questions from the Board.

Jeremy Durham, Executive Director, and Jodi mentioned that we've had some steady improvement over time for Maintenance work orders. Another metric is work order per work hour, which is a measure of our efficiency.

Commissioner Fearer asked if there were any issues with communicating with monolingual Spanish speakers. Frank said that we're a majority bilingual maintenance team. The BHP team is well-staffed in Property Management, Maintenance, and Housing Choice Voucher teams to serve bilingual/cultural needs.

Jeremy and the Commissioners thanked Jodi for all of her hard work and dedication to BHP. Jeremy also introduced Will Kugel as the new CFO for the organization. Jeremy also mentioned that Tory Livingston has been promoted to the position of Finance Director.

## V. Meeting Agenda

### **Resolution #2023-7 Financial Closing for the Rally Flats Tax Credit Project**

Laura Sheinbaum, Director of Real Estate Development, presented Resolution #2023-7 and answered questions from the Board.

**COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2023-7 FINANCIAL CLOSING FOR THE RALLY FLATS TAX CREDIT PROJECT. COMMISSIONER ADLER SECONDED THE MOTION.** The motion passed unanimously.

**Resolution #2023-8** Designee Agreement & Conveyance of 1665 33<sup>rd</sup> Street | Fruehauf's Parcel  
Laura Sheinbaum presented the 1665 33<sup>rd</sup> Street, Land Conveyance Memo and Resolution and answered questions from the Board.

**COMMISSIONER ADLER MADE A MOTION TO APPROVE RESOLUTION #2023-8 DESIGNEE AGREEMENT & CONVEYANCE OF 1665 33RD STREET | FRUEHAUF'S PARCEL. COMMISSIONER FEARER SECONDED THE MOTION.** The motion passed unanimously.

### **Resolution #2023-9 Private Activity Bonds – Carryforward**

Laura Sheinbaum presented the Private Activity Bonds – Carryforward memo and resolution and answered questions from the Board.

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2023-9 PRIVATE ACTIVITY BONDS – CARRYFORWARD. COMMISSIONER LORD SECONDED THE MOTION.** The motion passed unanimously.

## VI. Board Matters

### Resident Representative Council (RRC) Update

Commissioner Fearer acknowledged the High Mar residents who joined the July Board meeting.

### BHP Foundation Board Update

Commissioner Schoenfeld said that the Foundation has not met since the last Board meeting. The Foundation did receive a grant from Frasier Meadows to support emergency needs and programs

for seniors. This is the second consecutive year that BHP has received a grant from Frasier Meadows.

Announcements and Other Items from the Board

Jeremy Durham mentioned that the Mt. Calvary site has now been renamed "Hilltop," the Board will have a recess in August, and we plan to have a Board retreat in October instead of a Board meeting.

Conference Opportunities

Commissioners are welcome to contact Jason Acuña if they are interested in attending any conference opportunities.

Future Board Items

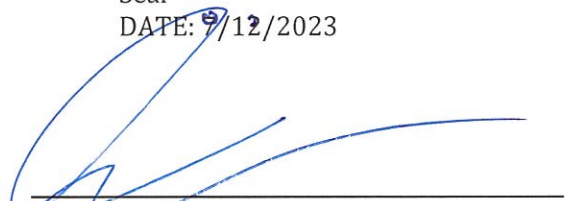
There were no Future Board Items added.

**VII. Adjourn**

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


The meeting of the Board of Commissioners adjourned at 10:02 am.

Seal  
DATE: 9/12/2023



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Jeremy Durham  
Executive Director



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



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Jason Acuña  
Recording Secretary