

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**May 15, 2024 | 9:00 am**  
**4800 N. Broadway, 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	Frank Alexander	Travis Culley
Commissioner Bissonette	Jason Acuña	
Commissioner Block	Julia Arencibia	
Commissioner Cooper	Karen Brunnemer	
Commissioner Fearer	Karin Stayton	
Commissioner Lord	Laura Sheinbaum	
Commissioner Schoenfeld	Lyndall Ellingson	
Commissioner Wallach	Rene Brodeur	
	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 9:05 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.

Travis Culley provided his opinions regarding the Resident Advisory Board (RAB).

Jeremy Durham, Executive Director, stated that the tenant-based voucher holders held a vote for the Resident Commissioner seat and that nomination was then ratified by the City of Boulder Mayor.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from March 13, 2024

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM MARCH 13, 2024. COMMISSIONER WALLACH SECONDED THE MOTION.** The motion to approve the minutes passed unanimously.

#### **IV. Financial Dashboard**

Will Kugel, Chief Financial Officer, and Frank Alexander, Deputy Director, went over the financial dashboard for March 2024 and answered questions from the Board.

Financial Performance: DSCR benchmarks show that both BHP properties and Tax Credit properties are performing well. Great occupancy numbers overall.

Staff noted that the Ciclo property has a higher vacancy rate than planned due to a vacant retail space that is managed by a private owner. Management is working on concerns about high HOA dues, which are increasing everywhere.

The Board discussed how waitlists are managed and open to the public and the increase of bureaucratic work due to more properties added to the BHP portfolio, which affects service efficiency.

The group discussed issues with applicants' income levels affecting their eligibility for housing programs, including those who barely exceed income limits and must navigate city rules for recertifications. For people who are barely over income, we refer them to our Bridgewalk or Foothills properties. The goal is to get people to the lowest rental housing available.

#### **V. Meeting Agenda**

##### **Boulder Housing Partners Foundation Board Liaison**

The Board discussed the process for having a BHP Foundation Board Liaison. Commissioner Schoenfeld has stepped down and Commissioner Bissonette will step in.

##### **Presentation: 2023 Annual Report**

Jeremy Durham presented the 2023 Annual Report and answered questions from the Board.

The Board discussed the issue of insurance in the state; Colorado has lost 14 insurers, which has increased insurance prices. As a Housing Authority, there is only one insurance company option, which also insures other HAs.

#### **VI. Board Matters**

##### Announcements and Other Items from the Board

Commissioner Fearer mentioned that during the City Council Meeting on May 2, 2024, a BHP resident made a public comment. Commissioner Fearer spoke with City Council Member Tara Wiener about following up on the comment.

Jeremy said that BHP provided a response to City Council.

##### Conference Opportunities

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

##### Future Board Items

Commissioner Fearer said that he's interested in learning more about climate resilience and how it affects BHP, including the blackout that happened recently in Boulder.

**VII. Executive Session**

**COMMISSIONER WALLACH 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 GRANO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

The Board recessed at 10:23 am into Executive Session as per Colorado Statute C.R.S. 24-6-402(4)(a) to discuss Real Estate Matters.

**COMMISSIONER COOPER MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

The Board met in executive session for 26 minutes at which time the only matters discussed were those related to Real Estate matters.

**COMMISSIONER WALLACH MADE A MOTION TO AUTHORIZE BOULDER HOUSING PARTNERS TO ENTER AN LOI TO ACQUIRE THE ASSETS DISCUSSED IN EXECUTIVE SESSION PURSUANT TO THE TERMS AND CONDITIONS DISCUSSED IN EXECUTIVE SESSION. COMMISSIONER GRANO SECONDED THE MOTION. COMMISSIONER LORD RECUSED FROM THE VOTE. THE MOTION PASSED UNANIMOUSLY.**

**COMMISSIONER GRANO MADE A MOTION TO APPROVE RESOLUTION #2024-3 FOR THE PURCHASE OF 6500-6560 GUNPARK DRIVE AND 6570 SPINE ROAD FOR FUTURE AFFORDABLE HOUSING GUNBARREL. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**COMMISSIONER LORD MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(F) TO DISCUSS PERSONNEL MATTERS. COMMISSIONER GRANO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

The Board recessed at 11:53 am into Executive Session as per Colorado Statute C.R.S. 24-6-402(4)(f) to discuss Personnel Matters.

**COMMISSIONER WALLACH MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

The Board met in executive session for 27 minutes at which time the only matters discussed were those related to Personnel matters.

**COMMISSIONER COOPER MADE A MOTION TO APPROVE THE MATTER THAT WAS DISCUSSED DURING EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**



**VIII. Adjourn**

The meeting of the Board of Commissioners adjourned at 12:30 am.

Seal

DATE: 5/15/2024

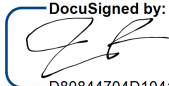
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*Bob Walker*

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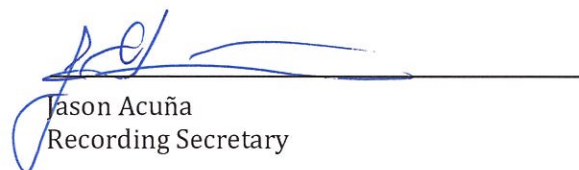
Bob Walker  
Chairperson, Board of Commissioners  
Housing Authority of the City of Boulder

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Jeremy Durham  
Executive Director



Jason Acuña  
Recording Secretary