

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**June 11, 2025 | 9:00 am**  
**4800 N. Broadway, Boulder, CO 80304**

Board meetings are held on 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 on the Friday before the Board meeting to schedule the service.

Commissioner Walker	Jeremy Durham	Others Present:
Commissioner Adler	Eva Beltran	Christie Doherty
Commissioner Bissonette	Frank Alexander	Lisa Vargo, Plante Moran
Commissioner Block	Jason Acuña	Hannah Geers, Plante Moran
Commissioner Cooper (ABSENT)	Jessica Kenney	
Commissioner Fearer	JoAnna Mendoza	
Commissioner Lord	John Kimenyi	
Commissioner Schoenfeld	Karin Stayton	
Commissioner Wallach (ABSENT)	Laura Sheinbaum	
	Will Kugel	

**I. Call to Order and Determination of a Quorum**

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:10 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.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:  
1. Minutes from May 7, 2025

**COMMISSIONER GRANO MOVED TO APPROVE THE MINUTES FROM MAY 7, 2025.  
COMMISSIONER LORD SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.**

**IV. Financial Dashboard**

Will Kugel, Chief Financial Officer, and Frank Alexander, Deputy Director, presented the financial dashboard and answered questions from the Board.

Will mentioned that the Occupancy Rate is over 95%. In addition, at the end of May 2025, Hilltop Senior Living was 100% leased.

**V. Meeting Agenda**

**BHP Financial Audit for 2024 | Resolution #2025-2**

Will Kugel, Chief Financial Officer, presented Resolution #2025-2 regarding the 2024 Financial Audit and answered questions from the Board.

Hannah Geers and Lisa Vargo from Plante Moran worked on the 2024 Financial Audit. The process was smooth and well-supported by the Finance team.

One new accounting pronouncement, GASB 101, required a shift in how compensated absences are calculated, but it had minimal impact on the financial statements. Plante Moran also noted the upcoming implementation of GASB 102 and 103 next year, which will introduce new disclosure requirements and a standardized reporting format across government entities. The auditors also clarified the process of determining the subject of the single audit, which follows a federally prescribed formula based on risk, funding size, and rotation requirements. If a finding occurs, the scope of the audit increases significantly the following year, impacting both workload and cost.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2025-2 FOR THE PURPOSE OF APPROVING THE 2024 BOULDER HOUSING PARTNERS FINANCIAL AUDIT. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**GSA Project Based Vouchers | Resolution #2025-3**

Laura Sheinbaum, Chief Real Estate Officer, presented on the GSA Project-Based Vouchers and answered questions from the Board.

These vouchers will improve BHP's competitiveness in applying for state tax credits and enable the organization to serve low-income residents while still leveraging higher rent levels through the voucher subsidy.

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2025-3 FOR THE PURPOSE OF APPROVING RESOLUTION #2025-3 GSA PROJECT-BASED VOUCHERS. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**Golden West North Tower Financing | Resolution #2025-4**

Laura Sheinbaum, Chief Real Estate Officer, presented on the Golden West North Tower Financing resolution update and answered questions from the Board.

Construction will begin June 23, 2025, at the North Tower site of Golden West.

**COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2025-4 FOR THE PURPOSE OF APPROVING AND AUTHORIZING THE FINANCIAL TRANSACTIONS FOR THE NORTH TOWER RENOVATION. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**Presentation: *Parent Possible***

Karin Stayton, Director of Resident Services, and John Kimenyi, Resident Services Manager, presented on the partnership with the Parent Possible organization and the launch of the HIPPY (Home Instruction for Parents of Preschool Youngsters) program and answered questions from the Board.

BHP will serve as the first HIPPIY site in Boulder County. The evidence-based program equips parents with weekly educational activities and materials to support children aged 2–5 in developing school readiness skills. Claudia Perez and Eva Beltran, both with prior experience in early childhood education, have transitioned into full-time HIPPIY roles. The program will initially serve 26–30 families. Families are identified through internal outreach and will be enrolled starting in August. The Board expressed enthusiasm about the program’s impact on parent-child relationships, kindergarten readiness, and long-term academic success.

### **2024 Boulder Housing Partners Annual Report | Looking Forward**

Jeremy Durham, Executive Director, presented on the 2024 Boulder Housing Partners Annual Report and answered questions from the Board.

Jeremy mentioned that Hilltop is fully leased, and Rally Flats had 77 units remaining at the time of the meeting, with many applications in process. The Operations team aims to complete lease-up at Rally by the end of August 2025 before shifting focus to the 73-unit Hawthorn Court property. Board members asked about the noticeable increase in vacancy announcement emails. Jeremy clarified that this is the result of improved systems, including targeted marketing strategies and a partnership with a marketing firm to increase visibility through digital channels. The goal is to attract more qualified applicants and improve overall lease-up efficiency.

## **VI. Board Matters**

### Announcements and Other Items from the Board

Commissioner Bissonette shared updates on fundraising efforts by the BHP Foundation and coordination with BHP staff.

### 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. Executive Session**

**COMMISSIONER BISSONETTE 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 11:09 am into Executive Session as per Colorado Statute C.R.S. 24-6-402(4)(f) to discuss Personnel Matters.

**COMMISSIONER GRANO MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER BISSONETTE SECONDED THE MOTION.** The motion passed unanimously.

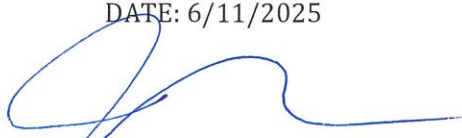
The Board met in executive session for 26 minutes, at which time the only matters discussed were those related to Personnel matters.

**VIII. Adjourn**

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

Seal

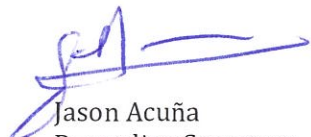
DATE: 6/11/2025



Jeremy Durham  
Executive Director



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



Jason Acuña  
Recording Secretary