**BOULDER HOUSING PARTNERS**
**Meeting of the Board of Commissioners**
**May 6, 2026 | 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.

| Board Members | Staff | Others Present: |
|---|---|---|
| Commissioner Walker | Jeremy Durham | |
| Commissioner Grano | Frank Alexander | |
| Commissioner Bissonette | Jason Acuña | |
| Commissioner Block | Karen Brunnemer | |
| Commissioner Cooper | Karin Stayton | |
| Commissioner Fearer | Laura Sheinbaum | |
| Commissioner Lord | Lyndall Ellingson | |
| Commissioner Schoenfeld | Marina Gomez | |
| Commissioner Wallach | Will Kugel | |

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

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:04 am. A quorum was declared.

## II. Public Participation

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

There was no public participation.

## III. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from March 11, 2025

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM MARCH 11, 2026. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.**

## IV. Financial Dashboard

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

Staff presented an overview of first quarter financial and operational performance. Portfolio occupancy averaged approximately 94% over the past 12 months. The newer properties Rally Flats, Hawthorn Court, and the North Tower at Golden West are in lease-up phases and therefore not reflected in the 12-month averages, though leasing progress remains strong overall.

## V. Meeting Agenda

### Administrative Plan Updates

Karen Brunnemer, MTW & Federal Policy Director, presented on the Administrative Plan Updates and answered questions from the Board.

The changes include: the implementation of the NSPIRE inspection protocol, bringing the project-based voucher waitlist process back in-house under a centralized system and revisions to the insufficient funding policy.

### 2026 PHA Annual Plan - Draft

Karen Brunnemer, MTW & Federal Policy Director, presented on the 2026 PHA Annual Plan and answered questions from the Board.

The Public Housing Agency Annual Plan is required due to BHP's transition to the MTW Expansion program. The plan includes key updates like the use of Restore/Rebuild vouchers at the Harvest34 development. The plan will move forward to a public review period and public hearing in May 2026, with final Board approval anticipated in July.

Karen announced her retirement effective May 27, 2026, after 23 years of service with Boulder Housing Partners. The Board and staff expressed their appreciation for her longstanding leadership, expertise, and contributions to the organization.

Staff also announced that Marina Gomez has been promoted to assume leadership responsibilities within the HCV program. Karen will remain available in a part-time capacity following her departure to support onboarding and transition efforts.

### Exit Resolutions for WestView and Red Oak Park – Resolutions #2026-3 and #2026-4

Laura Sheinbaum, Chief Real Estate Officer, presented on the WestView and Red Oak Park Exit Resolutions and answered questions from the Board.

Staff explained that these exits position BHP to gain full control of the properties, increase direct cash flow, and create future opportunities to re-syndicate the assets through new tax credit partnerships to fund renovations and long-term improvements.

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-3 EXIT RESOLUTION FOR WESTVIEW. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-4 EXIT RESOLUTION FOR RED OAK PARK. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

Staff shared that Jessica Kenney will be returning to BHP in an elevated role within the Development team.

### Signing Authority

Jeremy Durham, Executive Director, presented the Signing Authority Resolution and answered questions from the Board.

**COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2026-5 SIGNING AUTHORITY. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**2025 Annual Report**
Jeremy Durham, Executive Director, presented the 2025 Annual Report and answered questions from the Board.

**VI. Executive Session**
**COMMISSIONER WALLACH MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(F) TO DISCUSS PERSONNEL MATTERS. COMMISSIONER COOPER SECONDED THE MOTION.** The motion passed unanimously.

The Board recessed at 11:09 am into Executive Session as per Colorado Statue 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.

**VII. Board Matters**
**Announcements and Other Items from the Board**
There were no announcements.

**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 Items added.

**VIII. Adjourn**
The meeting of the Board of Commissioners adjourned at 11:45 am.

Seal
DATE: 5/6/2026

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

Frank Alexander
Deputy Director

Jason Acuña
Recording Secretary