

AGENDA
BOISE CITY/ADA COUNTY HOUSING AUTHORITY, SHORELINE PLAZA, INC.
& AFFORDABLE HOUSING SOLUTIONS, INC.
COMMISSIONERS
June 14, 2017 @ 4:00 p.m. – Housing Authority-3rd Floor Board Room
1276 River Street, Suite 300, Boise, Idaho

CALL TO ORDER

ROLL CALL

EXECUTIVE SESSION

Per Idaho Code § 74-206 (1) (d) To consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.”

CONSENT AGENDA

- I. Regular Meeting Minutes of May 10, 2017– BCACHA**
- II. Financial Statements**
 - a. Thru the Period Ended April 30, 2017**
- III. Bills and Communications**
 - a. PHADA and NAHRO letter RE: Money Damages Owed to Housing Authority; “Operating Subsidy Lawsuit.”**

OLD BUSINESS

- I. Chairman’s Report**
- II. Executive Director’s Report**
- III. Discussion on the funding structure for the Moore Street/Sandhill Crane development – Bob Reed**
- IV. Update on possible sale and purchase of administrative offices**

NEW BUSINESS (ACTION)

- I. Consideration to Approve Eide Bailly Audit Services for FY2017**
- II. Consideration of Resolution authorizing submission of application to the Idaho Housing Finance Association; for application to the City of Boise for HOME investment partnerships (HOME) program funds and agreement to certifications for HOME investment partnerships program; for retention of tax credit counsel; for authorization of expenditure of five hundred fifty thousand dollars as an investment in the Sandhill Crane project by the Boise City Housing Authority. BCHA Resolution #498.**

**BOISE CITY/ADA COUNTY HOUSING AUTHORITY &
AFFORDABLE HOUSING SOLUTIONS, INC.**

MEETING OF THE BOARD OF COMMISSIONERS

June 14, 2017, 4:00 p.m.

CALL TO ORDER

Vice Chairman Kent Rock convened the meeting with a quorum at 4:00 p.m. The meeting was held at the Boise City/Ada County Housing Authority Board Room, 1276 W River Street, Boise ID 83702.

ROLL CALL

Commissioners present: Vice Chairman Rock, Commissioner Ashton, Commissioner Guglielmetti, Commissioner Machacek

Commissioners present by telephone: Chairman Foltman, Commissioner Fitzgerald

Commissioners absent: Commissioner Legarreta, Student Commissioners Xu and Ernst

Agency staff members and other attendees were: Executive Director Deanna Watson, Deputy City Attorney Rob McQuade, Ada County Prosecuting Attorney Ted Argyle, Ada County Prosecuting Attorney Ray Chacko, Finance Director Diana Meo, Development Director Bob Reed, and Real Estate Agent, Jay Story.

EXECUTIVE SESSION

A motion was made by Commissioner Guglielmetti to enter into Executive Session at 4:05 p.m. per Idaho Code § 74-206 (1) (d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code. Commissioner Machacek seconded the motion.

At 4:05 p.m. a roll-call vote was taken:

Vice Chairman Rock	Aye
Commissioner Ashton	Aye
Commissioner Guglielmetti	Aye
Commissioner Machacek	Aye
Chairman Foltman	Aye
Commissioner Fitzgerald	Aye

The motion passed by unanimous roll-call vote.

EXECUTIVE SESSION ADJOURNMENT

A motion was made by Commissioner Rock to adjourn Executive Session at 5:05 p.m. and return to the public meeting. Commissioner Ashton seconded the motion.

A roll-call vote was taken

Vice Chairman Rock	Aye
Commissioner Ashton	Aye
Commissioner Guglielmetti	Aye
Commissioner Machacek	Aye
Chairman Foltman	Aye
Commissioner Fitzgerald	No vote, as he had left the meeting via telephone

The motion passed by unanimous roll-call vote.

CONSENT AGENDA

A motion was made by Commissioner Guglielmetti to change the order of the Agenda and to amend the order of business to move item IV “Update and possible sale and purchase of administrative offices” to the top of the agenda in order to allow Jay Story to leave the meeting. Commissioner Machacek seconded. The motion passed unanimously by a voice vote.

A motion was made by Commissioner Guglielmetti to assign three Board members to work with Director Watson, legal counsel and Jay Story to help negotiate multiple counter offers for the purchase of the current administrative office building. Those Board members will be Chairman Foltman, Commissioner Guglielmetti and Commissioner Machacek. Commissioner Machacek seconded.

Commissioner Machacek amended the motion to include “other staff as required.” Commissioner Ashton seconded. The amendment passed unanimously by a voice vote.

The motion as amended passed unanimously by a voice vote.

A motion was made by Commissioner Guglielmetti to include in our counter offers lease-back terms that allow the Housing Authority to remain as tenants in the building at its historical monthly rent for at least 12 months, with at least two terms of six months each to follow. Commissioner Ashton seconded.

The motion passed unanimously by a voice vote.

Jay Story left the meeting at 5:15 p.m.

The meeting returned to the Consent Agenda.

I. Regular Board Minutes, May 10, 2017: Boise City/Ada County Housing Authority & Affordable Housing Solutions, Inc.

A motion was made by Commissioner Ashton to approve the regular meeting minutes of May 10, 2017. Commissioner Guglielmetti seconded. The motion passed unanimously by a voice vote.

Chairman Foltman left the meeting at 5:10 p.m.

II. Financial Statements:

Finance Director Meo presented Financial Statements for periods ended April 30, 2017

A motion was made by Commissioner Machacek to approve the Financial Statements for the period ended April 30, 2017. Commissioner Guglielmetti seconded the motion. The motion passed unanimously by a voice vote.

III. Bills and Communication

Director Watson reviewed one letter. "Money damages owed to your housing authority" from PHADA (Public Housing Authorities Directors Association) and NAHRO (National Association of Housing and Redevelopment Officials). The letter outlined the successful outcome of a lawsuit between a number of housing authorities and HUD, for funding that was withheld in 2012. Since BCACHA did not join that lawsuit, it was not among the plaintiffs benefited by this decision. There is a second suit planned that would potentially provide BCACHA with over \$163,000 in money damages. For our agency, the cost to join this second lawsuit would be \$3,000. Discussion included the acknowledgement that there may be more expense involved in the suit.

A motion was made by Commissioner Machacek to proceed with the payment of the fee and the entering into the lawsuit after Director Watson's due diligence to determine the feasibility of such action and if there has been any retaliatory action from HUD towards any current plaintiffs. Commissioner Ashton seconded the motion. The motion passed unanimously by a voice vote.

OLD BUSINESS

I. Chairman's Report:

No Chairman's Report

II. Executive Director's Report:

Allumbaugh House: Director Watson provided the annual report for Allumbaugh House which showed a higher census, a slightly shorter length of stay and a waiting list.

HUD Visit: Officials will be here the 3rd week in July to look at funding for CDBG, HOME and CoC programs.

BCACHA Personnel Concerns: We have an opening on staff for a Service Coordinator for Shoreline Plaza. Our previous staff person left our employment this week due primarily to behavior issues involving two opposing factions of residents. We continue to work on solutions to these issues including the involvement of a conflict resolution effort.

CHOIS Program Changes: Director Watson gave the background of the relationship between the City of Boise and the Housing Authority concerning the administration of grant funds directed at providing rent and supportive services to homeless persons with complicating mental health factors, a program that began in the 1990's. The City has since determined that it would not be continuing its support of the program as originally structured and reduced the number of matched units from 25 to 4, which they now intend to cancel as well. They have agreed, however, not to make this change until they have helped us find alternative matching dollars. The Housing Authority needs to match the grant dollars in order to score well for CoC funding.

VASH: The Housing Authority is currently meeting with City legal counsel to help resolve a landlord issue with one of our VASH tenants.

Riviera Estates Mobile Home Park Flood: Evidently, Ada County has some funding available for helping flood victims with rapid re-housing. Director Watson told HUD that the Housing Authority might be willing to look into administering rapid re-housing funds if needed. First, the County needs to declare that these funds are needed in Eagle. Then the Housing Authority could apply for administering the funds. Director Watson intends to investigate the feasibility of administering possible CDBG funds for this effort.

A motion was made by Commissioner Guglielmetti to authorize Director Watson to research and investigate the emergency funds available to assist the Eagle residents displaced in the recent flood, and to make a recommendation back to the Board on pursuing the program, as time is of the essence. Commissioner Machacek seconded.

Commissioner Machacek amended the motion to include that Director Watson and staff proceed with the program provided it does not conflict with our mission or cause undue financial burden. Commissioner Guglielmetti seconded the amendment. The amendment passed unanimously by a voice vote.

The motion as amended passed unanimously by a voice vote.

Sandhill Crane Development: Development Director Reed provided background on three funding scenarios needed in order to fund the project. There are gaps in funding that the Housing Authority will need to help meet. Development Director Reed proposed two individual loans to pay for the land and construction costs. There are concerns that things can move quickly and he does not want to miss an opportunity or a deadline due to not having the funding authorizations. The current resolution up for consideration, as drafted, provides funding up to \$550,000.

Development Director Reed would like the Board to consider increasing this level to \$650,000. Both Commissioners Guglielmetti and Machacek spoke in favor of increasing the limits so that Development Director Reed has the funds and flexibility necessary to meet deadlines and opportunities.

Director Watson and Development Director Reed have also visited possible co-partners for the project as required by IHFA. They are tending toward an agreement with Diane Hunt and Ryan Hackett of Syringa Property Management.

Eide Bailly Audit Services: Finance Director Meo discussed extending the contract with Eide Bailly for FY 2017 auditing services. They are asking for a 4% increase. This year will be more expensive as there will be a split-year audit due to the timing of the Boise 5 project. Next year, we will need to go out to bid for auditing services.

A motion was made by Commissioner Ashton to extend our contract with Eide Bailly for the FY 2017 audit, including a 4% increase. Commissioner Machacek seconded the motion. The motion passed unanimously by a voice vote.

A motion was made by Commissioner Ashton to approve BCHA Resolution #498 authorizing the submission of application for HOME program funds, for retention of tax credit counsel, and for authorization of expenditure of six hundred fifty thousand dollars as an investment in the Sandhill Crane project. Commissioner Machacek seconded the motion. The motion passed unanimously by a voice vote.

There being no further business, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,


Deanna L. Watson, Executive Director


Kent Rock, Vice Chairman