

AGENDA

BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS

Wednesday, December 11, 2024 at 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

I. ROLL CALL

II. CONSENT AGENDA (ACTION ITEM)

All items with an asterisk (*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

1. * Board of Commissioners Meeting Minutes November 13, 2024 (ACTION ITEM)

III. REPORTS

- A. Chairman's Report
- B. Executive Director's Report

IV. BUSINESS

- A. Annual Conflict of Interest Policy Review
- B. Finance Update
- C. Moore St Appraisal Update
- D. EXECUTIVE SESSION Per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

Zoom access:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84806466177?pwd=VAjmyBMe0cvFlmEfHvqvs2239WwPbk.1>

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+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

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**BOISE CITY HOUSING AUTHORITY
ADA COUNTY HOUSING AUTHORITY, SHORELINE INC.
AND AFFORDABLE HOUSING SOLUTIONS, INC.**

MEETING OF THE BOARD OF
COMMISSIONERS AND DIRECTORS

TIME AND PLACE OF MEETING:

Chair Julianne Donnelly Tzul called the meeting to order at 4:01 p.m., on Wednesday, December 11, 2024. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705, and via Zoom link.

I. ROLL CALL

Commissioners present: Chair Julianne Donnelly Tzul, Vice Kent Rock, Commissioner Paulsen, Commissioner Marty Jacobs, Commissioner Jones, commissioner Flaherty, Ex-Officio Commissioner Kathy Corless

Commissioners absent: Commissioner Vila

Others present: Ada County Deputy Attorney Ammon Taylor, Ada County Deputy Attorney Nichole Solberg, City Attorney Christine Dodd, Executive Director Deanna Watson, Deputy Director Jillian Patterson, IT and Operations Administrator Ron Barstow, Interim Finance Manager John Murphy, Senior Staff Accountant Annette Sampson, and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

Commissioner Rock moved that the board approve the Consent Agenda. Commissioner Flaherty seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Julianne Donnelly Tzul discussed updates to the monthly Executive Committee Meeting and shared that the board member replacement for Commissioner Vila is still undecided.

B. Executive Director's Report

Executive Director Deanna Watson asked if there were questions or follow-up related to her report, none were asked. She shared that she attended a climate conference with a team of technical assistance providers who spoke about inflation reduction, including affordable housing.

IV. BUSINESS

A. Annual Conflict of Interest Policy Review

Ms. Watson shared that HUD has prescribed requirements for Housing Authorities to prevent issues with agencies having access to benefits that would otherwise not be available. Due to this, the agency annually asks for validation of conflict of interest from the board and staff.

B. Finance Update

Mr. Murphy shared that he has been working with BCACHA accounting staff to update the budget for the new software system. He provided an example of the format of the budget through the new system, and noted that he hopes to be able to provide the budget to the board at the next meeting. He also shared that auditors are currently onsite reviewing all bank statements, cash, revenue, tenant files, program agreements, and more. Mr. Murphy noted that the conversion slowed down rent postings, which may result in findings but that the agency was prepared to move forward with solutions. Ms. Watson shared that they started interviews for the Finance Director role today and she is hopeful that there will be an update on the position soon.

C. Moore St Appraisal Update

Ms. Watson shared that the agency is under contract with Idaho Commercial Appraisals for the appraisal of Moore st, and there is hope that this appraisal will be available by the January Board Meeting.

D. EXECUTIVE SESSION Per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Commissioner Flaherty motioned to enter executive session per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, and Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Paulsen seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The motion passed by roll call vote.

The Board entered Executive Session at 4:26 p.m.

Commissioner Flaherty exited the meeting at 4:45 p.m.

Commissioner Rock motioned to exit executive session per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, and Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Jacobs seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The Board exited Executive Session at 4:55 p.m.

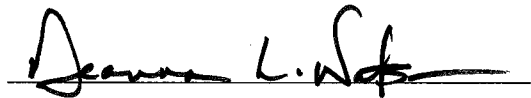
Commissioner Paulsen motioned to Adjourn the meeting at 5:02 p.m. The motion was seconded by Commissioner Rock.

Documents provided as part of this meeting include:

- BCACHA 11/13/2024 Board Minutes
- Director's Report
- Report on Programs
- Funding Report
- Conflict of Interest Policy
- Conflict of Interest Acknowledgement

Respectfully submitted,

Deanna L. Watson, Executive Director

A handwritten signature in black ink, appearing to read "Deanna L. Watson", written over a horizontal line.

Julianne Donnelly Tzul, Chair

A handwritten signature in black ink, appearing to read "Julianne Donnelly Tzul", written over a horizontal line.