

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, January 8, 2025 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 December 11, 2024 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Family Self-Sufficiency Presentation and Award
- B. Finance Update
- C. Moore St Update
- D. EXECUTIVE SESSION Per 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:

When: Jan 8, 2025 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA Board Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82230710395?pwd=rjdK0lG9MW1EjgDEtbhx30Hh5pCKDq.1>

Webinar ID: 822 3071 0395

Passcode: 826372

Phone one-tap:

+17193594580,,82230710395#,,,,*826372# US

+12532050468,,82230710395#,,,,*826372# US

Join via audio:

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

**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 4:00 p.m., on Wednesday, January 8, 2025. 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, Finance Director Glenn Luke, Nan McKay consultant John Murphy, Senior Staff Accountant Annette Sampson, Family Self-Sufficiency Supervisor Tawna Gulbis, Stella, Agnes, and Louise Divine and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

Commissioner Flaherty moved that the board approve the Consent Agenda. Vice Chair Rock 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 shared that Bill Rosco is on the agenda to be approved by the city council next week to be voted on to join the BCACHA board. She shared that later in the meeting, Commissioner Jacobs will introduce Finance Director Glenn Luke to the Board.

B. Executive Director's Report

Executive Director Deanna Watson shared that Boise City / Ada County Housing Authorities applied for and was awarded \$61,000 services and programs for Allumbaugh House, and that she will be working closely with Terry Reilly to determine how best to utilize these funds. She shared that the agency also received notice that we were funded for Ada County and Boise City Family Self-Sufficiency program that will allow for an additional position. Ms. Watson shared that there was a news story from KTVB that aired 1/7/2024 related to this funding, and the video was shared with the Board.

IV. BUSINESS

A. Family Self-Sufficiency Presentation and Award

Ms. Gulbis introduced herself to the board, sharing that she is the Family Self-Sufficiency supervisor. She shared that the National Association of Housing and Redevelopment Officials (NAHRO) holds an annual poster contest called "what Home Means to Me." This is a national contest available to all housing agencies for youth whose families receive assistance. NAHRO selects 12 winners who receive a financial award and have their art displayed in a calendar. This year, one BCACHA participant was selected as a winner. Ms. Gulbis introduced the winner, sharing that she is a talented artist and is very goal driven. Stella introduced herself to the board, and shared about her background, noting that she moved to the US at age 11 and learned English as her third language. She shared her passion for creating art as a way to express her feelings, and that the artwork she created is a reflection of her dream to be a homeowner one day. She shared that she will be starting college in a few weeks and plans to become a dental assistant. She thanked the housing authority for the assistance provided. She is excited to help other people. Ms. Gulbis shared that the agency is so proud of her accomplishments and is excited to watch her grow.

Ms. Patterson shared that NAHRO acknowledged Stella with an award, and that BCACHA would like to do the same. Ms. Patterson presented Stella with a check and a framed print on Stella's art.

B. Finance Update

Commissioner Jacobs introduced the new Finance Director Glenn Luke. Commissioner Jacobs shared that he was part of the hiring committee for this role, noting that while there were a number of qualified candidates, Mr. Luke stood out due to his background with the State government, and his ability to get to understand the mission of the agency. Mr. Luke shared that he is happy to be a part of the team, noting that the first days of his orientation have been great, and he is looking forward to working with the agency throughout the coming years.

Mr. Murphy shared that he is pleased to provide BCACHA financials to the board, noting that there are 65 different ledgers that have been condensed down. He is open to any formatting suggestions that the Board may have. Mr. Murphy reviewed the documents provided in the board packet, and shared that he is a big Yardi proponent and believes it is working well.

Chair Donnelly Tzul noted that during Executive Committee meetings, the Board could workshop on which metrics would be most beneficial to review for future financial statements, noting that those can be sent to Ms. VanDercar.

Mr. Murphy shared that the audit is going well. The Boise 5 audit was due December 31st is a bit behind, but the agency is still in a grace period. The BCACHA audit began this week and will include the onsite component next week. He expects this will take around 3 –5 weeks to be completed.

Mr. Murphy responded to questions from board members.

C. Moore St Update

Ms. Watson shared that the appraisal has been completed and that she will be reaching out to CSG for their review. She also noted that the agency is finalizing the RFP and hopes to have that reviewed by CSG and by the attorneys soon.

D. EXECUTIVE SESSION Per 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.

Vice Chair Rock motioned to enter executive session per 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 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 4:50 p.m.

Vice Chair Rock motioned to exit executive session per 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 Flaherty	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The Board exited Executive Session at 5:08 p.m.

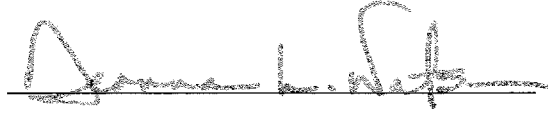
Commissioner Flaherty motioned to Adjourn the meeting at 5:08 p.m. The motion was seconded by Commissioner Rock.

Documents provided as part of this meeting include:

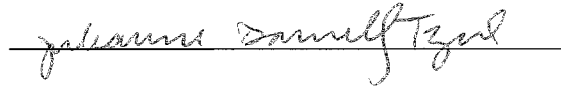
- BCACHA 12/13/2024 Board Minutes
- Director’s Report
- Funding Report
- Financial Statements
- FSS Contest Winner

Respectfully submitted,

Deanna L. Watson, Executive Director

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

Julianne Donnelly Tzul, Chair

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