

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, February 12, 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 January 8, 2025 (ACTION ITEM)
2. * Board of Commissioners Special Meeting Minutes January 13, 2025 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Finance Update
- B. Moore St Update
- C. Park Apartments Project (860 W. Sherwood Street, Boise, Idaho)
 - a. Termination of the Real Estate Donation Agreement Between the City of Boise and the Boise City Housing Authority (ACTION ITEM)
 - b. Termination of the Option to Purchase Agreement Between the Boise City Housing Authority and Northwest Real Estate Capital Corp. (ACTION ITEM)

Related agenda documents are available for public review by visiting:

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

Zoom access:

When: Feb 12, 2025 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA February Board Meeting

Webinar ID: 813 1688 3721

Passcode: 247892

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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, February 12, 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 Flaherty, Commissioner Bill Roscoe, Ex-Officio Commissioner Kathy Corless, Ex-Officio Commissioner Lynn Bradescu

Commissioners absent: Commissioner Buffy Jones

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, Senior Staff Accountant Annette Sampson, Nan McKay consultant John Murphy (via Zoom) CSG Vice President Adam Cray (via Zoom), CSG Vice President Joanie Monaghan, Housing Operations and asset Manager Marissa Henderson, Maintenance and Project Coordination Supervisor Buddy Boyd 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 Jacobs	Aye
Commissioner Roscoe	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Julianne Donnelly Tzul began by providing an overview of the BCACHA Board for new members. All individuals present at the meeting introduced themselves and their role. Ms. Donnelly Tzul noted that all Board Members should have received a conflict-of-interest policy that they need to complete and return to Administrative Services Manager Mallory VanDercar.

She also shared that a portion of future meeting agendas will be devoted to departmental and programmatic information and updates.

B. Executive Director's Report

Executive Director Deanna Watson noted that a capstone student from Boise State has partnered with BCACHA to evaluate the shifting needs of resident populations within the high-rise properties that BCACHA owns and manages. She shared that the population has shifted from mostly elderly to mostly disabled, meaning the support needs have evolved and staff is hoping to utilize the data to better support residents.

IV. BUSINESS

A. Finance Update

Vice Chair Rock began by sharing that he met with BCACHA staff several times about what financial materials should be provided for the monthly financial reporting to the board. He noted that the previous reports required a lot of manual work, whereas the new reports are generated through the new software system. He shared that if a commissioner would like additional details outside of what the new report structure provides, they may reach out to Finance Director Glenn Luke.

Mr. Luke provided a walkthrough of the reports. He also noted that staff are still working through the final stages of the audit as there are additional difficulties as the auditors are working between the old and new software system. Commissioners Paulsen and Jacobs expressed appreciation for the reports, noting that the summary statements are especially helpful. Ex Officio Coreless also noted that she appreciates the color coding and wondered if it would be possible to include that in the summaries.

Ex Officio Bradescu asked how many units the housing authorities manage. Marissa Henderson shared that over 12 properties, the agency manages 468 units.

B. Moore St Update

Ms. Watson introduced Adam Cray and Joanie Monaghan from CSG Advisors, providing a history of their work with BCACHA as it relates to the Moore St property. Mr. Cray shared an analysis of Moore St demonstrating the different cost between selling the property for highest and best offer compared to developing an RFP for affordable housing. He noted that what the research shows is that selling on the open market vs focusing on affordable housing could produce 9-12 times more units than developing Moore St. Ms. Watson shared that it is not a good property for LIHTC as it is not in an appropriate census tract. The agency has tried twice to get LIHTC and has not been awarded. Commissioners discussed the analysis, and several scenarios related to the sale of the property. Ms. Watson shared that the previous direction from the Board had been to look at going out to RFP to see if there were developers who would want to partner in development of affordable housing. Cray noted that the RFP process is cumbersome, and there are developers who would make an offer on the property but would not go out for the competitive RFP process. He suggested a broker could advise when to sell the property. Chair Donnelly Tzul noted that developing an RFP is quite laborious. Vice Chair Rock noted it would be prudent to hold off on the RFP until the next board meeting, allowing BCACHA time to connect with a broker about the potential sale of the property.

C. Park Apartments Project (860 W Sherwood St, Boise, Idaho)

- a. Termination of the Real Estate Donation Agreement Between the City of Boise and the Boise City Housing Authority (ACTION ITEM)

Mr. Taylor shared background of the Parks Apartment project, noting that the City of Boise had acquired apartments from Boise state University and had approached the housing authority to see about partnership for developing housing for people coming out of homelessness. The model contemplated for this project included an application for LIHTC. The city was not awarded the tax credits. Due to this, the agreements that were executed for the project are nullified, and the city has provided a termination agreement for BCACHA to sign.

Per the request of the City of Boise, Commissioner Flaherty moved to terminate the Real Estate Donation Agreement between the City of Boise and the Boise City Housing Authority for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board. Commissioner 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 Jacobs	Aye
Commissioner Roscoe	Aye

b. Termination of the Option to Purchase Agreement Between the Boise City Housing Authority and Northwest Real Estate Capital Corp. (ACTION ITEM)

Given the Board’s termination of the Real Estate Donation Agreement with the City of Boise, Commissioner Flaherty moved to terminate the Option to Purchase Agreement between the Boise City Housing Authority and Northwest Real Estate Capital Corp. for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board. Commissioner 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 Jacobs	Aye
Commissioner Roscoe	Aye

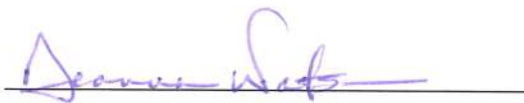
Commissioner Flaherty motioned to Adjourn the meeting at 5:14 p.m. The motion was seconded by Commissioner Rock.

Documents provided as part of this meeting include:

- BCACHA 01/08/2024 Board Minutes
- BCACHA 01/13/2025 Special Board Meeting Minutes
- Director’s Report
- Funding Report
- Financial Statements
- City Request to Terminate Park Apts Agreement
- City of Boise City and BCHA Donation Agreement
- NWRECC and BCHA Option to Purchase Agreement

Respectfully submitted,

Deanna L. Watson, Executive Director



Julianne Donnelly Tzul, Chair

