

AGENDA
BOISE CITY/ADA COUNTY HOUSING AUTHORITY, SHORELINE PLAZA, INC.
& AFFORDABLE HOUSING SOLUTIONS, INC.

COMMISSIONERS

January 11, 2017 @ 4:00 p.m. – Housing Authority-3rd Floor Board Room
1276 River Street, Suite 300, Boise, Idaho

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

- I. Regular Meeting Minutes of December 14, 2016 – BCACHA**
- II. Bills and Communication**
 - a. BCHA's Final SEMAP score**
 - b. ACHA's Final SEMAP score**

OLD BUSINESS

- I. Approve Regular Meeting Minutes of November 9, 2016 – Shoreline Plaza, Inc.**
- II. Chairman's Report**
- III. Executive Director's Report**

NEW BUSINESS (ACTION)

- I. Executive Session per Idaho Code **§ 74-206 (1) (f)****

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

MEETING OF THE BOARD OF COMMISSIONERS

January 11, 2017

TIME AND PLACE OF MEETING

Chairman Brad Foltman called the meeting to order at 4:00 p.m. on Wednesday, January, 11, 2017. The meeting was held at the Boise City/Ada County Housing Authority Board Room 1276 River Street, Boise, ID 83702.

ROLL CALL

Commissioners Present: Chairman Foltman, Commissioner Ashton, and Commissioner Guglielmetti

Commissioner Present by Telephone: Commissioner Machacek

Commissioners Absent: Vice Chairman Rock, Commissioner Fitzgerald, Commissioner Legarreta, and Student Commissioners Jasmine Xu and Ella Ernst

Others Present: Executive Director Deanna Watson, Ada County Deputy Attorney Ted Argyle, Deputy City Civil Attorney Abbey Germaine, Ada County Prosecuting Attorney Ray Chacko, Finance Director Diana Meo, Housing Programs Director Jillian Patterson, Executive Administrative Assistant Ann Upchurch

CONSENT AGENDA

Chairman Foltman entertained a change to the agenda to move to top approval of the regular meeting minutes of November 9, 2016 from Shoreline Plaza, Inc. as these had not been previously approved by the Board.

A motion was made by Commissioner Guglielmetti to move the approval of the November 9, 2016 Shoreline Plaza Inc. minutes to the top of the agenda. Commissioner Ashton seconded. The motion was passed by a voice vote.

A motion was made by Commissioner Ashton to approve the regular meeting minutes of November 9, 2016 – Shoreline Plaza, Inc. Commissioner Machacek seconded. The motion was passed by a voice vote.

Chairman Foltman requested a change of the minutes of December 14, 2016 to reflect better wording of the discussion regarding the Housing Authority's role in addressing homelessness.

A motion was made by Commissioner Ashton to approve the minutes of December 14, 2016 with the change. The motion was seconded by Commissioner Guglielmetti. The motion passed by a voice vote.

Bills and Communication

Director Watson read from a thank-you card received from Rose Peterson of Intermountain Alarm. This agency had helped with auxiliary costs in 2016 for sending Hanna and her mother to Washington D.C. for the poster contest award. They had been in communication with BCACHA following that event, stating that the company enjoyed the opportunity to help out. They wanted to know if there were other families that could use their help. Our staff from the Family Self Sufficiency program suggested some specific families. This past week, BCACHA received two \$1,000 checks from Intermountain Alarm to help two of these families. The thank-you card was them thanking us for the opportunity to give. We will be responding back to thank them!

BCHA and ACHA received final SEMAP scores from HUD – “High” for both agencies.

OLD BUSINESS

Chairman's Report

Chairman Foltman did not have a report.

Executive Director's Report:

River Plaza Water Damage

The building sustained water damage during the recent snow and ice storms. There is damage on all three levels estimated to be at least \$10K. The insurance will cover costs with a \$5K deductible. Carpet will need to be replaced and walls treated for moisture. System Clean is working with us.

Maintenance Issues

Due to the recent weather issues, our maintenance department has been primarily focused on snow and ice removal and water damage. Other work orders have had to be postponed.

Housing First Initiative

Our RFP has been out since December 19, 2016 with a due date of January 17, 2017. Director Watson and Housing Programs Director Jillian Patterson met with Connie Hoagland and Caleb Roope earlier on January 11 to answer questions about the request for proposal. Jillian is following up with them on other questions via email.

HOME Funds Availability

Last month, Director Watson mentioned that BCACHA was considering responding to an RFP issued by IHFA for a neighborhood stabilization program, but after working with two different realtors, homes could not be identified that would work within their model.

Schindler Elevator

Gene Petty from the Ada County Prosecutor's Office has communicated with Schindler. The repairs have been pushed back a couple of months due to a miss communication in their offices. Gene is working on an amendment to the contract to extend the terms with no charge to us for 18 months. Schindler has said verbally that they will agree to these terms.

Clearwire, LLC – Spring Equipment on Franklin Plaza

We are working with Lorna Jorgensen to make sure the removal of the cell tower equipment goes smoothly and that the property is returned to good condition. Sprint is in the process of deconstructing some obsolete sites but may be back in touch with us to suggest a new lease with new equipment.

Commissioner Ashton asked about the potential loss of funding from the termination of this lease. Finance Director Diana Meo estimated that the loss of income would be approximately \$11,625 per year. Commissioner Ashton asked about safeguards during the equipment removal process and it was noted that the contract states they have a \$20K removal bond. We are also holding a security deposit. We will have staff on site during the process.

Mayor's Meeting

The meeting is scheduled for February 1, 2017. The Executive Committee is planning on attending but if Commissioner Fitzgerald cannot attend, there is the possibility that another commissioner could take his place.

EXECUTIVE SESSION

A motion was made by Commissioner Guglielmetti to enter into Executive Session at 4:20 p.m. per Idaho Code § 74-206(1) (c) (d) and (f) to communicate with legal counsel for BCACHA 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 Ashton seconded. The motion passed by a voice vote.

ROLL CALL

Commissioners Present: Chairman Foltman, Commissioner Ashton, and Commissioner Guglielmetti

Commissioner Present by Telephone: Commissioner Machacek

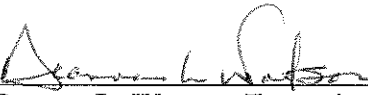
Commissioners Absent: Vice Chairman Rock, Commissioner Fitzgerald, Commissioner Legarreta, and Student Commissioners Jasmine Xu and Ella Ernst

Others Present: Executive Director Deanna Watson, Ada County Deputy Attorney Ted Argyle, Deputy City Civil Attorney Abbey Germaine, Ada County Prosecuting Attorney Ray Chacko,

There being no further business, the Executive Session was adjourned at 5:25 p.m.

There being no further business, the regular meeting was adjourned at 5:25 p.m.

Respectfully submitted,


Deanna L. Watson, Executive Director


Brad Foltman, Chairman