



Housing Authority of the City of Loveland
March 24, 2010

Members Present: Sherry Anderson, David Eikner, Sandy McFeron, Zachery Sullivan, Walt Walkowicz

Members Absent: None

Staff Present: Sam Betters, Rich Ekwall, Jeff Feneis, Tracy Hoff, Sharlet Lee, Moofie Miller, Sherri Ness, Bill Rumley

Others Present: Kirk Kearney, Annie Hall, Adele La Riviere, Don Miller, Nicole Reeves, Marlyn Tande

City Council Rep.: Joan Shaffer

David Eikner called the March 24, 2010 board meeting of the Housing Authority of the City of Loveland to order at 6:05 p.m.

Reading and Approval of Minutes

Sherry Anderson made a motion to approve the February 24, 2010 minutes. Zachery Sullivan seconded the motion. All were in favor.

Correspondence and Statements

None

Presentations

Talon's Pointe

Sam Betters indicated the Estes Park Housing Authority (EPHA) has shown an interest in purchasing Talon's Pointe and assuming the role of managing general partner. Discussions are ongoing with the EPHA Board. Sam stated that HACOL is currently the managing general partner for Talon's Pointe with EPHA as the administrative general partner. The agreement between HACOL and the EPHA since the beginning of the partnership has been that HACOL would release the interest as partner for \$1 as soon as the investor would release us from the managing partnership guarantees. We are targeting the transition to happen on January 1, 2011 but this will create a financial impact on our 2012 budget as we will lose about \$50,000 in management fees.

Development Update

Orchard Place

Rich Ekwall reported on the rehabilitation progress for Orchard Place. 13 units are currently under construction and are scheduled for completion on April 15.

Sherri Ness reported that residents are excited about the rehabilitation. HACOL offered an incentive to move the residents who were causing problems. Several residents did

move and we've had 3 evictions. HACOL hired Michael Norton as the new resident manager and he should be moving on-site soon.

Phase II Mirasol

Rich Ekwall provided elevation drawings for the new apartment building. He reported that Phase II consists of three lots and we are working on the design for the 60 unit, 3 story apartment building. He invited everyone to attend the Mirasol Charette meeting on April 7th. We are trying to utilize as many green built guidelines that are financially feasible. Rich and Jeff applied for a grant to Enterprise to cover the cost of the Charette.

Public Housing Disposition Update

Jeff Feneis reported that we are waiting on HUD to finalize all of the agreements. We hope to be finished with the disposition by the end of June.

City Council Liaison Report

Joan Shaffer reported she attended the National League of Cities Conference and that it was very informative. She also attended the Eggstraordinary Evening at Mirasol and said the event was very nice.

Other Staff/Committee and/or Commissioner Reports

We are proposing an Operations Committee meeting for April 28th at 5:00p.m. and on June 3rd at 11-2 p.m. The Board decided to move the June Board Meeting to June 30th in order to give Accounting an additional week to prepare for the presentation of the 2010/2011 budget.

With no further business to discuss, Sandy McFeron made a motion to adjourn the meeting. Zachery Sullivan seconded the motion. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Tracy Hoff