



**Housing Authority of the City of Loveland
July 6, 2011**

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

Members Absent: Zachery Sullivan

Staff Present: Sam Betters, Mark Betz, Rich Ekwall, Jeff Feneis, Tracy Hoff, Sharlet Lee, Rachel Lundquist, Moofie Miller, Bill Rumley, Tracie Thompson

Others Present: Annie Hall, Shelley Baty, Don Miller, Marlyn Tande

City Council Rep.: Joan Shaffer

David Eikner called the July 6, 2011 board meeting of the Housing Authority of the City of Loveland to order at 6:04 p.m.

Reading and Approval of Minutes

Sandy McFeron made a motion to approve the May 25, 2011 minutes. Walt Walkowicz seconded the motion. All were in favor.

Correspondence and Statements

Sam Betters told the board that HACOL was exonerated by the Colorado Civil Rights Commission in a complaint filed by a resident of Talon's Pointe.

David Eikner presented Rachel Lundquist with her scholarship certificate. Rachel is attending Colorado State University pursuing a degree in Social Work.

Presentations

2012 HACOL Budget Presentation and Approval

The operations committee met and reviewed the proposed 2012 budget on June 22nd. Sharlet Lee went over the 2011 Aggregate Budget Highlights for HACOL and LHDC. Walt Walkowicz made a motion to accept the 2012 HACOL budget. Sherry Anderson seconded the motion. All were in favor.

Development Update

WHA

Rich is continuing work with the Windsor Housing Authority (WHA) on development opportunities in Windsor for a new family project.

Mirasol Phase II

Rich Ekwall reported that he is continuing negotiations with Pinkard for Mirasol Phase II. Rich will be filing an application for a building permit as the process takes 6-8 weeks to be approved. If the HACOL receives tax credits, in September, Pinkard should be ready to break ground October 1, 2011. Sandy McFeron asked if Pinkard will retain the employees assigned for the project during the development committee meeting if the project is delayed. Rich said he was told by Pinkard that they would.

Sam Betters disclosed the fact that after we selected Pinkard, HACOL became aware that the senior project manager, Blake Chambliss, is the brother of one of HACOL's employees. This represents a potential conflict of interest as identified in our Procurement manual. The development committee was not aware of this at the time of the contractor interviews and selection. The HACOL employee works in payroll/HR and does not process A/P checks. Sam asked the board to make an exception to our procurement manual and allow us to move forward with working with Pinkard. Walt Walkowicz made a motion to approve the exception. All were in favor.

Water Park

Rich Ekwall reported that we are still in negotiating a contract with the sellers of the Water Park property. The contract is currently under attorney review. We will not purchase any of the easements on the north side of the property. The sellers are also going to pay for the access road to the property and will put funds into escrow until we are ready for the road to be built.

Green House

Moofie Miller informed the Board that we have a contract with Community Solutions Group, LLC for the Green House project. Sam Betters reported that we received some good news that Mirasol Phase II site qualifies for New Market Tax Credits.

Interfund Loan Discussion (Willow Place and Cornerstone)

Cornerstone owes Willow Place \$27,000 and Sharlet explained that the auditors would like something from the board on this if it is to remain as a receivable/payable. The board would like Sharlet to draft an advance agreement between the two funds as supporting documentation.

City Council Liaison Report

Joan Schaffer reported that the City purchased the HP property for \$5 a sq. ft. The City selected United Properties as the developer and will eventually sell the property to them. The City will retain the Ponds and a total of 100-150 acres for open space. The City will also keep the water rights.

Other Staff/Committee and/or Commissioner Reports

With no further business to discuss, Sherry Anderson made a motion to adjourn the meeting. Walt Walkowicz seconded the motion. All were in favor. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Tracy Hoff