



**Housing Authority of the City of Loveland
August 24, 2011 – Board Meeting**

Members Present: David Eikner, Zachery Sullivan, Walt Walkowicz

Members Absent: Sherry Anderson, Sandy McFeron

Staff Present: Sam Betters, Mark Betz, Rich Ekwall, Tracy Hoff, Moofie Miller, Bill Rumley, Tracie Thompson

Others Present: None

City Council Rep.: Joan Shaffer

David Eikner called the August 24, 2011 board meeting of the Housing Authority of the City of Loveland to order at 6:05 p.m.

Reading and Approval of July 6, 2011 Minutes

Walt Walkowicz made a motion to approve the July 6, 2011 Minutes. Zachery Sullivan seconded the motion. All were in favor.

Reading and Approval of August 3, 2011 Minutes

Walt Walkowicz made a motion to approve the August 3, 2011 Minutes. Zachery Sullivan seconded the motion. All were in favor.

Correspondence and Statements

The board ratified Resolution #590 – a resolution to start the Samuel G. Betters Scholarship fund. This resolution was approved by email vote.

Presentations

Q2 Tax credit and Q4 HACOL financials

Tracie Thompson presented the financials.

Resolution #591

A resolution rejecting Capital Funds in the amount of \$94,589 due to disposition. Zachery Sullivan made a motion to approve resolution #591. Walt Walkowicz seconded the motion. All were in favor.

Development Update

Rich talked about the 6 vacant foundations at Mirasol. They've been that way since 2006. All the other inventory is sold except a Rio Rancho which is priced in the \$285,000-\$290,000 range. HACOL would like to construct one duplex – 2 units and

price in the \$240,000 range. The development committee met prior to the board meeting and recommended moving forward with the construction of this duplex.

Resolution #592

A resolution to construct (1) Pagosa style duplex at Mirasol Senior Community. Walt Walkowicz made a motion to approve resolution #591. Zachery Sullivan seconded the motion. All were in favor.

The Development Committee also reviewed and recommended the purchase 4.4 acres of land at the former Water Park site. The cost of the land is the greater of \$720,000 or \$10,000 per unit. The purpose for this purchase would be to construct a combination of 72 units for “workforce” family housing and homeless Veteran’s housing. The land appraised for \$850,000.

Resolution #593

A resolution approving the purchase of vacant land formerly known as the Water Park, located in Loveland, Colorado. Zachery Sullivan made a motion to approve resolution #591. Walt Walkowicz seconded the motion. All were in favor.

City Council Liaison Report

Joan Shaffer reported that the developer for ACE backed out of the deal. The City and CAMT plan to work together to find another developer and a new RFP will go out on August 29th.

Other Staff/Committee and/or Commissioner Reports

Sam received a \$200.00 gift card from First Bank in recognition of his 35 years of service. The members of the Board determined the gift was not a conflict of interest nor violated the Procurement Policy prohibition against accepting gratuities.

Sam also asked the Board if they saw that a conflict of interest would occur if he were to utilize some of the excess dirt being removed from the Water Park site for his personal use providing he paid a contractor to haul the dirt from the site. The Board did not see a conflict of interest issue since the excess dirt was not part of value of the property is had to be removed by the Seller prior to Closing.

With no further business to discuss, David Eikner adjourned the meeting. All were in favor. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Tracy Hoff