



The Longmont
Housing Authority

**NOTICE OF JOINT MEETING AND AGENDA OF THE
LONGMONT HOUSING AUTHORITY (LHA)
AND
LONGMONT HOUSING DEVELOPMENT CORPORATION (LHDC)
AGENDA**

**THURSDAY APRIL 23, 2009
8:00 AM TO 10:30 AM
LHA ADMINSTRATIVE OFFICE BUILDING, 1228 MAIN STREET**

PARKING IS AVAILABLE IN THE REAR OF BUILDING OFF KIMBARK
Persons requiring special accommodations please call 303-651-8581x 21 24 hours prior to the meeting time.

1. **CALL TO ORDER AND ROLL CALL**
2. **AGENDA REVISIONS AND SUBMISSION OF DOCUMENTS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF MARCH 24, 2009 REGULAR MEETING OF THE LONGMONT HOUSING AUTHORITY.**
5. **PUBLIC INVITED TO BE HEARD**
6. **LHA RESOLUTION 2009 - 06 A RESOLUTION AUTHORIZING SUBMISSION OF GRANT REQUEST BY THE LONGMONT HOUSING AUTHORITY TO COLORADO DIVISION OF HOUSING HOME PROGRAM TO SUPPORT THE ASPEN MEADOWS NEIGHBORHOOD DEVELOPMENT ACTIVITIES.**
7. **LHA 2008 AUDIT PRESENTATION - Wendy Swanhorst, Swanhorst & Company**
8. **PRESENTATION AND DISCUSSION OF HIGHLAND GROUP STUDY Quick Look Report for Senior Housing Options - Elisabeth Borden**
9. **RECOGNITION OF A HOUSING VOUCHER PARTICIPANT'S SUCCESSFUL COMPLETION AND PURCHASE OF A HABITAT FOR HUMANITY HOME**



10. EXECUTIVE DIRECTOR'S REPORT – PROJECT UPDATES AND ACTION ITEMS

- a. SAVE THE DATE – JULY 11TH – GRAND OPENING – The Lodge at Hover Crossing!!
- b. Extend Dawson House Loan for additional year – Motion by LHA and LHDC
- c. Fund an Energy Audit of Terry Street Apts by PCD Engineering – Motion by LHDC
- d. Other Financial Items – Bank Accounts, FDIC Limits, LHA Reserves, Bond Issue Education, LHDC Budget, Village and Aspen Distributions, Habitat Mortgages,
- e. Special Transit Proposal for Bus Service
- f. Participate LHA and LHDC Funds for Leland Consulting Group Feasibility Study of the Mid-Town Main and Long's Peak Development
- g. Legislative Update, ARRA Project-Based and Energy Funds, NSP Funds
- h. Administrative Update
- i. Property Updates – Vacancy Report, Lodge at Hover Crossing, Phase 2
 - i. The Lodge at Hover Crossing – Opening, Tour, Lease-up
 - ii. Aspen Meadows Apartments – Replacement of main entrance, shower conversions
 - iii. Village Place – Resident Committee
 - iv. Terry Street – Scope of work
 - v. Briarwood – Worthy Cause Grant, ADA Unit, New Manager
 - vi. 615 Main Street – Lease renewals CPWD, RSVP
 - vii. Aspen Meadows Neighborhood – Funding and Schedule

11. NEW & OLD BUSINESS

12. BOARD COMMENTS AND COMMITTEE REPORTS – Executive Committee Meeting and LHDC Finance Committee Meeting

13. NEXT MEETING DATE AND ITEMS –

- a. LHA Special Meeting April 30th,
- b. LHA Regular Meeting, May 19th
- c. LHDC Regular Meeting, May 20th,

14. ADJOURN





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**JOINT MEETING OF THE
LONGMONT HOUSING AUTHORITY
AND
LONGMONT HOUSING DEVELOPMENT CORPORATION
THURSDAY, APRIL 23, 2009**

1. Call to Order & Roll Call

The joint meeting of the LHA Board of Commissioners was called to order at 8:05 am by Chairman Lynn Shirk. There was no quorum at the beginning of the meeting.

Members Present: Lynn Shirk – Chairman
Ginny Walker – Vice Chairman
Darrin Anson
Anne Kear

Others Present: Michael Reis – Executive Director
Marcia Miller – Recorder
Kathy Fedler – City of Longmont Liaison
Elisabeth Border – Highland Group
LaVon Sonne – LHA Accountant
Wendy Swanhorst – Swanhorst & Co.

Members Absent: James Johnston, Sr.

The joint meeting of the LHDC Board of Directors was called to order at 8:06 by President Darrell Beck.

Members Present: Darrell Beck – President
Eric Hozempa – Vice President
Wayne Barcewski
Debby Paris
Dan Benavidez

Others Present: Michael Reis – Executive Director/Secretary
Marcia Miller – Recorder
Kathy Fedler – City of Longmont Liaison
LaVon Sonne – LHA Accountant
Elisabeth Borden – Highland Group



Members Absent: Wendy Swanhort – Swanhorst & Co.
Gary Van Ross

2. Agenda Revisions & Submission of Documents

- Letter from Burden, Inc.
- Started meeting with Executive Director's report

3. Approval of Agenda – No LHA quorum present to approve. LHDC approved.

4. Approval of Minutes of March 24, 2009 Regular Monthly Meeting of LHA.

A motion was made to approve the minutes of March 24, 2009.

Motion: Darrin Anson **Second:** Anne Kear Approved

5. Public Invited to be Heard – None

6. LHA Resolution 2009-06 - A resolution authorizing submission of grant request by the Longmont Housing Authority to Colorado Division of Housing Home Program to support the Aspen Meadows Neighborhood Development activities.

A motion was made to approve Resolution 2009-06.

Motion: Ginny Walker **Second:** Darrin Anson Approved

7. LHA 2008 Audit Presentation by Wendy Swanhorst of Swanhorst & Co. – Wendy reviewed the draft audit with the board members. She said the accounting records are excellent. Kudos was given to LaVon.

8. Presentation & Discussion of Highland Group Study - Quick Look Report for Senior Housing Options by Elisabeth Borden.

It was recommended to the board members that 150 more senior units are needed (campus type project, duplexes and patio homes).

9. Recognition of a Housing Voucher Participant's Successful Completion and Purchase of a Habitat for Humanity Home – Ginger Moore was recognized and congratulated by LHA staff and board members for successful completion of the application and sweat equity process of purchasing a habitat home.

10. Executive Director's Report – Update of current programs and projects.

- July 11, 2009 is the grand opening of The Lodge at Hover Crossing beginning at 9:00 am. Local and state politicians will be at the opening.
- LHDC made a motion to extend the Dawson House loan for another year.
Motion: Wayne Barcewski **Second:** Dan Benavidez Approved.
LHA made a motion to extend the Dawson House loan for another year.
Motion: Anne Kear **Second:** Darrin Anson Approved
- Michael asked the LHDC board to approve funding an energy audit for Terry St. Apts. A motion was made to fund an energy audit by PCD engineering.
Motion: Dan Benavidez **Second:** Wayne Barcewski Approved
- LHA and LHDC financial items were reviewed and discussed.



