

**The Longmont
Housing Authority**

**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING AGENDA
MONDAY, AUGUST 24, 2009 FROM 8:30 AM TO Noon**

THE LODGE AT HOVER CROSSING

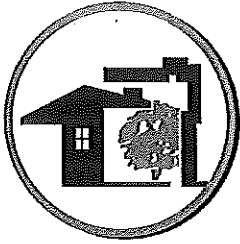
2127 18th Avenue

PARKING IS AVAILABLE IN THE REAR OF BUILDING

- 1. CALL TO ORDER and ROLL CALL**
- 2. AGENDA REVISIONS AND SUBMISSION OF DOCUMENTS**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES OF THE JULY 21, 2009 REGULAR MEETING**
- 5. PUBLIC INVITED TO BE HEARD**
- 6. MID-YEAR RETREAT**
 - a. Financial Summary**
 - b. 2009 Work Plan Review and Discussion of Agency Objectives**
 - c. Project/Program Planning 2010 and beyond**
 - d. Budget Priorities for 2010**
- 7. NEW & OLD BUSINESS**
- 8. BOARD COMMENTS AND COMMITTEE REPORTS**
- 9. NEXT MEETING DATE AND TOPICS**
- 10. ADJOURN**

Persons requiring special accommodations please call 303-651-8581x 21 24 hours prior to the meeting time.





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**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
AUGUST 24, 2009**

1. Call to Order & Roll Call

The regular monthly meeting of the Longmont Housing Authority Board of Commissioners was called to order at 8:36 am by Chairman Lynn Shirk.

Members Present: Lynn Shirk – Chairman
James Johnston, Sr.
Anne Kear
Darrin Anson

Others Present: Michael Reis – Executive Director
Marcia Miller – Recorder
Lee Johnson – Assistant to the Executive Director
Kathy Fedler – City of Longmont Liaison
Mary Blue – City Council Liaison
LaVon Sonne – LHA Accountant

Members Absent: Ginny Walker

2. Agenda Revisions & Submission of Documents

- LHA Summary Account Report
- Program Development

3. Approval of Agenda – Approved Unanimously

4. Approval of the Minutes of the July 21, 2009 Regular Meeting

A motion was made to approve the minutes of July 21, 2009.

Motion: James Johnston, Sr. **Second:** Anne Kear Approved Unanimously

5. Public Invited to be Heard – None

6. Mid-Year Retreat

A. Financial Summary – Figures are through June 30, 2009



- Darrin Anson suggested LHA review St. Vrain Manor's financials. The Finance Committee will look into getting the information.
- Board recommended the agency budget go through a mid-year review and revision.

B. 2009 Work Plan Review & Discussion of Agency Objectives

- The board discussed selling the Dawson house. The family renting the unit will be given extended notice of LHA's intent to sell the house.
- The board reviewed the Program Development packet.
- Mary Blue told the board those interested in joining the LHA board need to get their paperwork into the city soon. Michael will put this on the September's meeting agenda.
- LHDC will be restructuring the management fee agreements for 2010.
- LHA will be looking into bond issuance as a means of financing future projects.

C. Project/Program Planning 2010 & Beyond

- Discussed Prairie Village project. LHA board agreed to the development of the 4 acres LHDC currently owns and forego the purchase of the other 7 acres owned by Mr. Larue.
- The Longs Peak and Main St. project was discussed. All present agreed to wait for the revised Leland Study Report and focus on other projects in the area. Both boards will further discuss at the annual retreat in November when the revised report is available.
- Construction of Aspen Meadows Neighborhood begins November 1st. It is the #1 project for 2010.
- Special Transit is going very well. Special Transit provides transportation to and from stores and medical appointments for our residents at Village Place, Aspen Meadows and The Lodge at Hover Crossing.
- To look towards the future, Darrin Anson suggested LHA should purchase land for projects to do over the next 10 years as a way to consider long term financial options.
- All incoming commissioners need training on everything. All board members will be trained in bond issuances and other financial tools. Michael will try to bring in property owners at the annual retreat to brief board members how to buy real estate.
- Board will look at purchasing duplexes, 4-plexes, etc as rental rehab projects.
- Michael asked the board to narrow down their list of projects to be completed in 2010 to those that are manageable and can be completed.
- Future projects may include building a senior campus that could include assisted care and memory care and collaborating with Hover Manor, Inc. to construct a senior campus on their undeveloped land next to Hover Manor.

D. Budget Priorities for 2010

- Bring ^{down} the debt of Briarwood and Aspen Meadows.
- In-house hirings to fill agency positions.
- Develop more income producing projects and work towards self-sufficiency.
- Again, perform mid-year review of budget and revise as needed.
- Apply for \$100k grant for 2010 projects.



7. **New & Old Business** – See above 2009/2010 mid-year retreat plans and objectives.
8. **Board Comments & Committee Reports** – The board members need new name tags and orientation packets are needed for new board members.
9. **Next Meeting Date & Topics** – Next meeting is scheduled for September ²²~~29~~, 2009 from 8:30 – 10:00 am. The meeting will be held at the LHA administrative offices.
10. **Adjourn** – The meeting was adjourned at 11:10 am.

Respectfully Submitted,

Marcia Miller

Michael Reis, Executive Director

Date Adopted

Lynn Shirk, Chairman

Date Adopted

