



HOUSING CONNECT

MINUTES OF THE ELECTRONIC MEETING OF THE BOARD OF COMMISSIONERS

July 15, 2020

PRESENT (video):

Jennifer Johnston – Chair
Mark Johnston – Vice Chair
Phil Bernal – Commissioner
Erin Litvack – Commissioner
Spencer Moffat – Commissioner
Christine Nguyen - Commissioner
Gwen White – Commissioner

STAFF PRESENT (video):

Janice Kimball – Chief Executive Officer
Zach Bale – Chief Programs Officer
Jarin Blackham – Information Technology Director
Mike Kienast – Chief Operations Officer
Jeremy Runia – Real Estate Development Director
Dan Pincock – Executive Administrator

COMMENCE

At 11:32 a.m., Board Chair Jennifer Johnston welcomed the Board members and the Housing Connect management team in attendance to the Board meeting.

1. PUBLIC COMMENT

No members of the public were in attendance.

2. CONSENT AGENDA

The Consent Agenda consisted of the The Hub activity report; the Covewood remodel update; the 426 South project update; the Hunter Hollow activity report; and staff updates/changes. There was nothing in the Consent Agenda which required Board approval.

3. EXECUTIVE SESSION

At 11:37 a.m., Commissioner Nguyen motioned for the Board to enter into Executive Session to discuss some real estate matters. Vice Chair Mark Johnston seconded the motion with all Board members present (Chair Jennifer Johnston, Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) voting in favor, and the Board entered into Executive Session.

At 11:56 a.m., Commissioner Litvack motioned for the Board to move out of Executive Session and back into regular (open) session, and Vice Chair Mark Johnston seconded the motion. All Board members present (Chair Jennifer Johnston, Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) voted affirmatively, and the Board returned to regular (open) session.

4. ACTION ITEMS

- Resolution #1007 – Hunter Hollow Construction Manager/General Contractor contract: This resolution authorizes the Housing Connect Chief Executive Officer (or representative) to continue negotiations of contracts and agreements related to the rehab of the Hunter Hollow apartments (such as the construction contract, RAD documents, investor/lender agreements, etc.). Commissioner Litvack motioned to approve the resolution, and Commissioner Nguyen seconded the motion, with all Board members present (Chair Jennifer

Johnston, Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) voting to approve, as well. The motion passed, and Resolution #1007 was approved.

- Resolution #1010 – Approval of the Tax Compliance Procedure for the Covewood and Villa Charmant bonds: Housing Connect Chief Operating Officer (COO) Mike Kienast explained that Housing Connect’s legal advisers (Gilmore & Bell) realized that there was a need for the Board to adopt the new Tax Compliance Procedure in connection with the Covewood and Villa Charmant bonds, in order to comply with some new requirements from the I.R.S. He indicated that this had been shared with Accounting. Vice Chair Mark Johnston motioned to approve the resolution, with Commissioner White seconding. All commissioners present (Chair Jennifer Johnston, Vice Chair Mark Johnston, Commissioners Bernal, Litvack, Moffat, Nguyen, and White) also voted affirmatively, and the motion passed. Resolution #1010 was approved.

5. COMMISSIONERS INPUT

Commissioner Litvack noted that COVID-19 numbers in Salt Lake County were down.

Vice Chair Mark Johnston said that there is a national conference on homelessness with a focus on racial inequality and COVID responses that is being held right now.

Commissioner Bernal mentioned the national NAHRO virtual conference that would be held July 23 and 24.

Commissioner Nguyen discussed how smoothly The Hub moves went last month. She said that many who moved in reported back that Housing Connect staff were helpful, treated them well, and were careful. Everything went well, and she heard nothing but positive feedback about the tenants’ new living situations. She gave a big shout out to the staff involved and The Hub team.

Commissioner Moffat remarked that there is a parallel universe in the real estate world: The retail and office markets are essentially non-existent. Residential, however, is strong, as is multi-family. Housing, he said, continues to be in short supply and strong demand. Chair Jennifer Johnston also acknowledged that mortgage requests are also strong at Zions.

Commissioner White told the Board that there was going to be a barbeque for Kelly Benson tenants on July 21. Resident services will be going door-to-door to deliver the food. One of the tenants, Larry Harmon, is buying all of the buns and the drinks.

6. HOUSING CONNECT FUND (HCF) REPORT

Commissioner Nguyen updated the Board concerning the recent activities of the Housing Connect Fund (HCF). She said the HCF leadership is working hard on establishing goals, and, looking at the needs assessment, there are excellent data points which they are planning to utilize and make sure that programming is meeting the needs of the Housing Connect residents. She added the goal is to have high-level opportunities that match with Housing Connect’s goals so that it will all fit together. She said they are working on becoming good advisers as far as programming strategies and funding go and are looking to the main Housing Connect board in order to be supportive of everything which it is doing.

She added that with the new HCF Board members it’s been really interesting, as everyone’s backgrounds are so diverse that it is really adding to their abilities as they move forward with new ideas. She also mentioned that staff are doing a really good job providing the information that they have taken the time to gather. She feels that as a new board, it has really moved forward in a positive way.

7. OTHER

The August Housing Connect Board meeting will be held on Wednesday, August 19.

ADJOURN

At 12:15 p.m., Commissioner Litvack motioned to adjourn the meeting, and Commissioner Nguyen seconded the motion. The meeting was then adjourned.

Respectfully submitted,

Dan Pincock
Executive Administrator