



## HOUSING CONNECT

### MINUTES OF THE JUNE 7, 2021 SPECIAL BOARD MEETING OF THE BOARD OF COMMISSIONERS

June 7, 2021

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**PRESENT (video):**

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

**STAFF PRESENT (video):**

Janice Kimball – Chief Executive Officer  
Jarin Blackham – Information Technology Director  
Troy Hart – Real Estate Development Manager  
Dan Pincock – Executive Administrator

**GUEST (video):**

Eric Novak – Praxis Consulting Group, LLC

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**COMMENCE**

The Housing Connect June 7, 2021 Special Board of Commissioners meeting took place virtually, and Chair Jennifer Johnston noted that a quorum was present and commenced the meeting 9:02 a.m. Eric Novak (Praxis Consulting Group) participated in the meeting as a guest.

**1. PUBLIC COMMENT**

There were no members of the general public in attendance.

**2. RESOLUTION #1034 – Selection of General Contractor for the New City Plaza Project**

Housing Connect CEO Janice Kimball introduced Eric Novak (Praxis Consulting Group), and he gave the Board members a brief history of the relationship which Praxis has had with Housing Connect over the last three years. Housing Connect CEO Janice Kimball explained that the agency is asking the Board to approve the selection of Kier Construction as the general contractor for the New City Plaza project. This selection needs to be approved by the Board so that it can be vetted for the FHA 221(d)(4) loan, where the contractor must be named before the processing of the loan application begins.

On April 27, Housing Connect submitted a Request for Proposals (RFP) for the general contractor and sent it out to 13 contractors. There was interest and some conversations, but the agency ended up only receiving one bid (from Kier Construction) on May 24. Housing Connect is recommending to proceed with the selection.

CEO Janice Kimball also said that two factors going forward that will be a challenge are: 1) target population: The project is proposing 62 years of age and older (elderly) and that the Office of Fair Housing would have to approve that; and 2) relocation: The plan is to rehab in place and to renovate and move tenants around (floor by floor) to vacate units. Real Estate Development Manager Troy Hart pointed out that there currently are 26 (aggregate) vacant spaces between the two (2) owners.

Chair Jennifer Johnston asked whether the population setting (elderly) would displace any tenants. CEO Janice Kimball responded that it would not, and if the project changed to an “elderly-only” [62 years of age or older] designation, the tenants already there would be grandfathered in, with a selection preference going forward.

Commissioner Bernal pointed out that the (Salt Lake) City Housing Authority is using Kier Construction to build a project about a block away from the New City Plaza property.

Vice Chair Moffat, in response to Chair Jennifer Johnston's inquiry as to whether or not he was comfortable with the costs, remarked that costs are extremely high, and suppliers aren't holding prices for more than a day.

CEO Janice Kimball remarked that construction will not begin until late this year or early next year. At that point, the Board will approve final documents with cost and loan amounts. What is being done at this meeting (to on-board a contractor) is really a formality to get approvals to secure the loan.

Housing Connect Real Estate Development Manager Troy Hart then went through some numbers and costs for the Board.

Commissioner Bernal asked about modifications to the kitchens so that the needs for disabled clients would be met, and CEO Janice Kimball replied that the project is already meeting the building standards for that.

Real Estate Development Manager Troy Hart discussed next steps.

Commissioner Bernal motioned to approve Resolution #1034 (for the selection of the General Contractor for the New City Plaza project), and Commissioner White seconded the motion. All Board members present (Chair Jennifer Johnston, Vice Chair Moffat, and Commissioners Bernal, Mark Johnston, Litvack, Nguyen and White) voted in favor, and Resolution #1034 was approved.

### **3. EXECUTIVE SESSION**

At 9:19 a.m., Commissioner Litvack motioned for the Board to enter into Executive Session to discuss some additional real estate concerns, and Vice Chair Moffat seconded the motion, with all Board members present (Chair Jennifer Johnston, Vice Chair Moffat, and Commissioners Bernal, Mark Johnston, Litvack, Nguyen and White) voting affirmatively, and the Board entered Executive Session.

### **ADJOURN**

At 9:45 a.m., Commissioner Litvack motioned for the Board to adjourn, and Commissioner Mark Johnston seconded the motion, and all Board members present (Chair Jennifer Johnston, Vice Chair Moffat, and Commissioners Bernal, Mark Johnston, Litvack, Nguyen and White) supported the motion. Chair Jennifer Johnston adjourned the meeting at 9:45 a.m.

Respectfully submitted,

Dan Pincock  
Executive Administrator