

Missoula Housing Authority Board

Regular Board Meeting
Wednesday, January 18th, 2023

MINUTES-

Members Present: Jack Richards, Kaia Peterson, Tiegan Avery
Sheena Comer Winterer, Kila Shields

Members Absent: Erma Mack-Wilkes, Collin Bangs

Staff Present: Lori Davidson, Mary Melton, Sam Oliver, Adam Ragsdale
Via ZOOM: Debbie Hibbitts

Guests Present: Ryan Sudbury

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – December 21,2022
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Avery: Wondering if we can have more events to interact and meet MHA staff. As we update the website, we should have a history of MHA page.
Oliver: Moving forward, when we have informal gatherings with staff, we will let the board know if they would like to attend.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
 - a. Resolution #1145 – Amend HCV Administrative Plan for Local Preference
Comer Winterer: Moves
Shields: 2nd
Approved
 - b. Resolution #1146 – Assignment of Signatory Authority to New Executive Director, Sam Oliver
**Will need to be revisited- better define signatory powers/limits in a standing Resolution that can be periodically re-visited.*

Richards: Moves
Shields: 2nd
Approved

VII. Staff Reports:

a. Update on Museum of Forest Service History

Oliver: We signed a contract a week ago Monday to provide owner's rep services. We have received 3 proposals from contractors. Solicited for more proposals but with the complex nature of the job and the fact that a lot of materials have been donated spooks contractors. Will be meeting with the architect Thursday then the owner and architect on Friday to go over the proposals.

Avery: What does the project need to start?

Oliver: Hoping to be done by 2025 for an event that they have for retirees. With the labor being donated as well as the materials this is not an ideal situation for a contractor which is causing apprehension.

d. Close out of Public Housing program

Sudbury: The attorney's opinion was thought to have been sent in already. We may need to circle back.

Davidson: We should send it right in to Bob Keenan.

e. Villagio Update

Oliver: Building A has sheetrock, texture, and paint through the entire building. We have finished model units both accessible and regular. Toured the investors through the property. They were really blown away by the progress. Nothing but compliments. Still on track with the remainder of the project and meetings surrounding the navigation center and PSH are happening frequently to hash out the details.

f. Trinity update

Oliver: Hoping to have our first people leasing by the 25th of this month. Erin is showing applicants apartments. There is a rush to button up odds and ends and get the punch list completed. Hoping in a months' time Stoddard will be ready followed by the Mullan site at the end of March.

Comer Winterer: do you expect, say by fall, to be full?

Melton: Approximately 900 on the waitlist and about half have been gone through thus far. Erin is actually starting to show units tomorrow.

Oliver: I am meeting with Reaching Home Group to give them an update on the projects with opening dates to help spread the word through the community and encourage people to apply.

Melton: The school district is nervous about the potential influx of students.

Peterson: What is the status of staffing up?

Oliver: We have posted for the additional maintenance staff for Trinity and Villagio will be following closely behind. Current and ongoing.

g. Speedway and 819 Stoddard

Oliver: Nothing to update but we are gaining traction on the Outreach position. This week we have 2 more qualified candidates that we will be meeting with.

h. Strategic Planning:

Peterson: We will continue to support Sam in this transition and continue to look at those community relationships.

Oliver: I appreciate the support and we need to keep the bus rolling. We are going through hectic times with these two projects, but we also have to keep looking forward as well.

Comer Winterer: Once the current projects are full then how do we assess the needs from there for the next project?

Oliver: Always pivoting and land is a big driver. We always have the need.

Avery: With the open discussions on zoning are there things that have gotten in the way of projects in the past that we want to advocate for to make our job easier?

Oliver: We need to be present and participating in these ongoing discussions on zoning changes.

Peterson: Making sure MHA is at the table in the right places for these ongoing discussions is crucial along with keeping the Board informed. At our next board meeting we should revisit the strategic plan document.

VIII. Other Matters:

Shields: Is there a possibility for Crisis Intervention training?

Peterson: We are looking for a trainer to incorporate that into the statewide Housing Conference but if we see a lot of interest we could look at doing a more local training.

Meeting adjourned at 6:20 pm

Sam Oliver, Executive Director

Kaia Peterson, Board Chair