

**Missoula Housing Authority Board**

Regular Board Meeting  
Wednesday, February 16, 2022

-MINUTES-

Members Present: Collin Bangs, Jack Richards, Kaia Peterson, Teigan Avery,  
Sheena Comer Winterer

Members Absent: Teigan Avery, Erma Mack-Wilkes, Kila Shields

Staff Present: Lori Davidson, Adam Ragsdale, Debbie Hibbitts, Jim McGrath, Sam  
Oliver

Guests Present: Ryan Sudbury, Dale Rector, Lindsay Mullineaux

- I. Call to Order: The meeting was called to order at 5:35pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – January 19, 2022  
1<sup>st</sup>: Winterer  
2<sup>nd</sup>: Richards  
None opposed, motion passes.

- IV. Commissioner Comments/Conflict of Interest Disclosure:  
None

- V. Public Comments on items not on the Agenda:

Dale Rector from Rector and Reader accounting firm is the auditor for the MHA financial audits for all of our programs. He was very pleased with the way the audit has been going. They were on site from February 11<sup>th</sup> through February 17<sup>th</sup> and will complete the audit from their main office. Dale did state that MHA was in a very good position financially and is one of the most innovative and diverse Housing Authorities they have seen.

**Bangs:** I'm hoping that since we're not going to have an interview with you after the audit, we've always asked you what's your one piece of advice. You've always had one good piece of advice for us. I hope that when you're done, we'll still have a chance for one good piece of advice for us.

**Rector:** is a piece of advice I have for you this year. Jim brought this to my attention and I agree with it. We're still charging the HCV program a \$12 and \$8 a unit. I think we need to transition to an allocation system. And Jim, the solution I would have for you guys is we have an allocation plan that might replace that fee. And we just charge

allocations straight from indirect overhead and so forth into the HCV program. It's all legitimate with the uniform guidance in Part II of Section 200 of the HUD CFR's. That is exactly the way I would move, that is the advice I have for you. You guys are so good at diversifying portfolios, doing the tax credits and having multiple affordable housing streams. You're unique to the Housing Authorities across the country that I see. Very, very well positioned, Lori. That's my one recommendation.

**Davidson:** So Dale you're just saying that we move from the straight fee structure to this allocation plan. I'll talk this over with Jim. I think it's a really good idea. Jim and I have been planning on having a conversation about that or about a way to, a way to funnel more—to make it more efficient, to make the Section 8 program more efficient financially.

VI. Action Items:

**Bangs:** There are no action items. Now the regular meeting will be adjourned, so I'll need a motion and a second to close this meeting.

1<sup>st</sup>: Peterson

2<sup>nd</sup>: Winterer

None opposed, motion passes. Meeting closed.

VII. Staff Reports:

a. COVID-19 update

**Davidson:** Nothing new there. We are seeing new cases go down in Missoula even with the Omicron variant. I think when the board is starting to feel comfortable with going back to in-person meetings we can talk about re-opening the meetings—bringing them back on site.

b. Villagio update

**Davidson:** I'm going to let Sam talk about Villagio a little bit. We were out there this week for an onsite meeting.

**Oliver:** If you've been out near the site, it's pretty dramatic. We're starting 4<sup>th</sup> floor walls this week on Building A and building B we have 1<sup>st</sup> floor walls pretty well done around the perimeter. It's pretty impressive what's going through the dark days of winter. The General Contractor has had some labor issues after the holidays, partially due to weather, and out of town and travelling long distances, but they have a recovery plan for schedule. Quality work has been fantastic. The team we have just continues to work really hard and work well together. It's challenging, like all of these big projects are, and I'm pretty happy with the way things are going right now.

**Davidson:** And I'll just add that the final rule on the use of the ARPA funds—American Relief Plan Act—the \$2 million for Villagio and the \$2 million for Trinity. The final rule from Treasury came out, and the attorneys are convinced

that the \$2 million cannot go into the projects as a loan rather than a grant or capital contribution. We've been working with the state on how we need to restructure the financing to bring the ARPA funds in. I had a call with Nicole White from the state. We're thinking that they'll just come in as capital contributions into both projects.

c. Trinity update

d.

**Oliver:** Trinity has been more dramatic than Villagio. They've just continued to go crazy. If you go by the Mullan site, you can see they've been working on balconies. We have the roof structures sheeted and in place. The interior framing is rather complete and being punchlisted now. The trades are making great strides. Over at the Stoddard site, we've poured the second PT deck and they've begun framing there and they have a crew they've been itching to turn loose there because they did such a quick and fantastic job on the first one. Those should go up quick and at the same time we're pouring foundations for the row houses. Both sites are about as busy as they can be. Very impressive for an out of town crew quite a feat to pull off.

e. Speedway and 819 Stoddard

**Davidson:** Andrew Chanania who is the consultant we're hoping to work with on the Speedway project, he was caught up, has several projects caught up in the ARPA fund discussion. A couple of projects are in extreme danger if they can't use that money. We'll have to wait a bit longer for that one.

On the 819 Stoddard property, Sheena and Ryan have done some research on that. We found out the zoning has already been changed. It is, what did you say it was Sheena—R45 or R145.

**Davidson:** I think that there are other questions about whether there are parking easements. Are the parking places specifically assigned to the Stoddard Street Apartments or can 819 Stoddard use those parking places or do they come with the lot itself? If there are easements, they'll be recorded documents and I can look those up pretty quickly. Once we start to answer those questions we need to go to HUD, ask permission to sell the property. Jim reminded me unfortunately, if we sell the property he's of the opinion that we must use those funds for—what PBV's Jim, only project based voucher properties? That does mean that we could put those funds to the mhome property the former Public Housing property or any other properties where we have project based vouchers.

**McGrath:** We could project base some additional vouchers somewhere.

**Davidson:** But they're not unrestricted funds. I was hoping that they would be, but Jim is of the opinion that they're not. I want to get some clarification from HUD on that. We would need to get their permission to sell the property anyway.

f. Strategic Planning

Strategic Planning was discussed. April 6<sup>th</sup> and 20<sup>th</sup> seemed to be good dates for everyone to hold the planning sessions. Jack Richards expressed his reservations about the strategic planning process and was not in favor of spending money on a facilitator. He did agree to participate in the sessions themselves.

VIII. Other Matters:

None

- I. Adjournment: The regular meeting was adjourned at 6:35pm.

  
\_\_\_\_\_  
Collin Bangs, Board Chair

  
\_\_\_\_\_  
Lori Davidson, Executive Director