

***Missoula Housing Authority Board***

Regular Board Meeting  
Wednesday, March 16, 2022

-MINUTES-

Members Present: Collin Bangs, Kaia Peterson, Jack Richards, Kila Shields,  
Sheena Comer Winterer

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

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

Guests Present: None

- I. Call to Order: The meeting was called to order at 5:35pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – February 16, 2022
  - 1<sup>st</sup>: Richards
  - 2<sup>nd</sup>: Comer WintererNone opposed, motion passes.
- IV. Commissioner Comments/Conflict of Interest Disclosure:

None
- V. Public Comments on items not on the Agenda:

None
- VI. Action Items:

None
- VII. Staff Reports:
  - a. COVID-19 update

Davidson: We've had discussions about partially opening up the office, such as allowing limited activities by appointment only and small group meetings. We're also going to start allowing clients to knock on the door to pick up paperwork, instead of leaving it outside for them.

b. Villagio update

Oliver: Things are improving. At both Villagio and Trinity, we've gone through the typical issues, gotten behind on certain areas, and then caught up. We've got a good team on both projects. We obtained another 25 framers. We've begun construction on building B. The first floor is pretty much done and they'll be moving onto the second floor of building B. They're moving on to the fifth floor walls on building A. These are big, complex buildings with lots of trades following behind the framers.

Davidson: We expect building A will be complete in May 2023 and building B complete in September 2023.

c. Trinity update

Oliver: The news all around is wonderful. Trinity is further along than Villagio with drywall and insulation occurring at different phases.

Davidson: Jim, Mary, and I met with Blue Line Development and Homeward today to discuss the initial lease-up at Trinity. The first building will hopefully be leasing October to November and the other buildings leasing in January 2023. We're starting to think about hiring the new property manager as well. The City sent out a RFP for the navigation center and supportive services. The deadline to respond was originally end of February, but they extended it. The City expects to have a decision on that by the end of March.

d. Speedway and 819 Stoddard

i. Proposal to hire realtor for market study and listing of 819 Stoddard

Davidson: At Speedway, we're still trying to resolve the ARPA problem with the state so I have not contacted Andrew yet. He'll be stressed and busy. At Stoddard, Sheena and Collin suggested we put out a call for a realtor to conduct a market evaluation and then put the property on the market. To comply with our procurement policy, we have to get three different bids from realtors. We have a few in mind we'd like to send this out to. We'll ask them what their methodology for the market evaluation might be, what the commission would be, things like that. Do we have consent of the Board to send those requests out?

Board consensus yes.

e. Strategic planning

Davidson: We've scheduled two strategic planning sessions and can schedule a third session if we feel it's needed. Sarah has been meeting with members of leadership team and Board members to conduct individual interviews. She is reaching out to external stakeholders to get their feelings on what the challenges

of MHA might be in the next 5-10 years, what are the good things about MHA, and where MHA could improve. I believe she's reached out to 8 people – the mayor, some people at the city, county, our bank, Blue Line Development, Homeward, and Human Resource Council. We'll likely find out the results at the first strategic planning session.

Richards: Lori, I assume you received by two letters and know my position on this. I'm not going to participate.

Davidson: I'm really sorry to hear that Jack and I hope you reconsider because I think your input would be really valuable.

VIII. Other Matters:

None

- I. Adjournment: The regular meeting was adjourned at 5:58pm.

  
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Collin Bangs, Board Chair

  
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Lori Davidson, Executive Director