

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, November 16th, 2022

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MINUTES-

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

Members Absent: Erma Mack-Wilkes

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

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See above
- III. Approval of Minutes:
 - a. Regular Board Meeting - September 21, 2022
 - 1st: Bangs
 - 2nd: RichardsNone opposed, motion passes
 - b. Regular Board Meeting - October 19, 2022
 - 1st: Bangs
 - 2nd: ShieldsNone opposed, motion passes
- IV. Commissioner Comments/Conflict of Interest Disclosure: None
- V. Public Comments on items not on the Agenda: None
- VI. The Board moves into closed Executive Session to discuss litigation strategy
- VII. VI. Action Items:
 - a. Annual Meeting of Missoula Housing Authority
 1. Election of Officers
 - Calling for a vote for Kaia Peterson as Chair: all in favor, none opposed
 - Calling for a vote for Sheena Comer Winterer as Vice Chair: all in favor, none opposed

- b. Ratification of new Executive Director Sam Oliver beginning January 1, 2023

- 1st: Avery – motion to ratify the offer of new Executive Director

- 2nd: Richards

- none opposed, motion passes

- c. Resolution 1144: Declining Public Housing Operating Funds

- 1st: Avery – motion to decline Public Housing Operating Funds

- 2nd: Bangs

- none opposed, motion passes

VIII. Staff Reports:

- a. Update on contract for Owner's Rep services to be provided for the National Forest Service History Museum

- Oliver: as of 11/11/22 we were asked to represent the NFSHM as the Owner's Rep. An official contract has yet to be executed due to their lawyer contracting Covid, but we are moving forward. Working on selecting a contractor by the first of the year to work with them through the design process. Hoping to start construction by late Spring.

- b. Public Housing final close-out

- Davidson: Sudbury submitted the attorney's opinion. HUD did not provide a template, but we are hoping everything needed was included. We have not heard back from HUD yet, but this will be the penultimate action we need to take to finally close out of Public Housing. After the opinion is approved the last step would be a board resolution officially closing out the Public Housing program.

- c. Villagio Update

- Oliver: Moving up through building A with finishes. Starting doors, cabinets, and flooring. Materials are all on site to guarantee we hit predetermined milestones. A small amount of siding and painting must be completed and with the weather it will prove a bit trickier but do not foresee it being a barrier. We are right on schedule and the buildings are in good shape as we move into winter. As things are completed in one building the trades are moving right into the next building. You can now see the leasing office/ common entrance.

- d. Trinity update

- Oliver: Weather caught us off guard. Punch list 11/30 for the Cooley site and hoping to turn it over for occupancy mid-December. Stoddard and phases C & D at Mullan site will follow later in December to beginning of the year and be completed and handed over

for occupancy by mid-January. Still a bit of sitework to be done but expected to be completed on time.

Davidson: No updates on the staffing for the navigation center but we are having more regular meetings with providers and the city. We have had one officially and several more have been scheduled.

County is bound and determined to get the new TSOS up and running on the adjacent site even with the hiccup in funding. Public Hearing will be held this week, 12:15pm Thursday, regarding the use of chemical toilets at the TSOS site because they were unable to get the infrastructure completed in time.

e. Speedway and 819 Stoddard

Davidson: we are advertising the Outreach Coordinator position. We have an interview set up for this week and we will see how that goes. If unsuccessful, we will continue to advertise the position and see if we can find the right person for the Job. The position is not critical at this moment so we can take our time in finding the right candidate if necessary.

f. Strategic Planning and Succession

Peterson: With succession work we have gotten emails out to a lot of our partners and have received great feedback. No public outreach until January. What are our thoughts on an event to honor Davidson's retirement and accomplishments of the housing authority?

Oliver: I have had the chance to discuss it with Davidson and various staff. We have come up with a rough idea that after the first of the year we will put something together at Burn Street Bistro. We can put it together in house but would like the Board's assistance with reaching out to our various partners.

IX. Other Matters:

Oliver: For anyone that was not in attendance for Lisa Tate's presentation last month for the construction of the Nation Forest Service History Museum, she left us with some literature if anyone is interested in familiarizing themselves with the project.

Meeting adjourned at 7:01 pm

Lori Davidson, Executive Director

Collin Bangs, Board Chair