



HOUSING AUTHORITY OF SALT LAKE CITY

Meeting Location: 1776 S. West Temple, Salt Lake City, Utah

ANNUAL MEETING Monday, January 28, 2019

11:00 am – 2:00 p.m.

Please call 801-428-0600 for more information or to request a meeting recording.

Board of Commission Members

Palmer De Paulis, Board Chair

Dave Mansell, Vice Chair

Les Sparks, Commissioner

Cindy Gust-Jenson, Commissioner

David Litvack, Commissioner

Alfonsa Price, Commissioner

Brenda Koga, Commissioner

One or more Commissioners of HASLC may participate via telephonic conference originated by the Executive Director and within the meanings accorded by Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 S. West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HASLC not less than 24 hours prior to the meeting.

The Housing Authority of Salt Lake City is committed to our mission:

To provide affordable housing opportunities for our community

BOARD MEETING AGENDA

1. Roll Call
2. Public Comment (each participant will be allowed 3 minutes for comment)
3. Motion to Approve HASLC Open Meeting Minutes of December 3, 2018 (attachments) – Board Chair / 4 minutes
4. Election of Officers 2019 (attachments) – Board Chair / 10 minutes
 - a) Review election materials
 - b) Receive nominations
 - c) Conduct voting
 - d) Motion to appoint officers for 2019
 - e) Change roles for remaining meeting and 2019
5. Recognition – Executive Director and Deputy Director / 6 minutes
 - a) New Employees
 - b) Customer Service Award
 - c) Resident Youth Recognition
6. Continued Item(s) (none)

7. New Business

- a) **RESOLUTION # 700-2019** further detailing policy definitions and schedules of 'Exempt and Non-exempt Employees' to be added to the HASLC Employee Team Handbook. (attachments) – Deputy Director and Human Resources Manager / 5 minutes
- b) **APPROVE** execution of a contract with Potomac Partners DC for federal consulting and advocacy on an hourly rate or monthly retainer not-to-exceed \$80,000 per year for a maximum of two years. (attachments) – Executive Director and Deputy Director / 15 minutes
- c) **APPROVE** execution of a contract amendment with AAA Restoration adding additional replacement of windows (80) and sliding doors (40) at the South façade of the Romney Plaza Public Housing building. Maximum contract amendment cost = \$114,835. (attachments) - Executive Director/Finance Director / 15 minutes
- d) **APPROVE** completion of due diligence and execution of a Purchase and Sale Agreement to complete the purchase of a single-family home adjacent to HASLC central office at the appraised value cost of \$235,000. (attachments) Executive Director / 5 minutes
- e) **APPROVE** account write-offs for the last quarter of 2018 in the total amount of \$27,741. (attachments) Finance Director / 5 minutes

8. Closed Session (If Applicable)

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) **Discuss Strategy with Respect to Purchase/Sale of Real Property**
One Item
- b) **Discuss the Character, Professional Competence, or Physical or Mental Health of Individuals**
General Item
- c) **Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation**
Two Items

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

- A) Motion to Enter Into Closed Session
- B) Motion to Enter Open Session
- C) Announce Closed Session Matters (if applicable)

9. Communications

- a) Executive Director Report (attachment) – Daniel Nackerman
- b) Government Shutdown & Financial Reserves Update (attachment) – Mark Short
- c) Outreach Report (attachment) – Britnee Dabb
- d) Resource Management Summary (attachment) – Britnee Dabb
- e) Veterans Homeless Housing Report (attachment) – Zac Pau'u
- f) Board Chair Report (attachment) - Palmer DePaulis
- g) Resident Advisory Board (RAB) Report (attachment) – Alfonsa Price
- h) 2019 Scheduled Board Meeting Dates (attachment)
- i) 2019 Housing Authority Holiday Schedule (attachment)
- j) 2017/2018 Goal Summary (attachment)

10. Communications

11. Other Business

12. Adjournment



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BOARD MEMBERS

Palmer De Paulis, Board Chair

Dave Mansell, Vice Chair

Cindy Gust-Jenson, Board Member

David Litvack, Board Member

Les Sparks, Board Member

Phil Bernal, Board Member

Brenda Koga, Board Member

Alfonsa Price, Board Member

One or more Board members of HAME may participate via telephonic conference originated by the President and within the meanings accorded to Utah law, the Meeting may be an Electronic Meeting, and the Anchor Location shall be located at 1776 South West Temple, Salt Lake City, Utah. In compliance with the Americans with Disabilities Act, persons requesting special accommodations during the meeting should notify HAME not less than 24 hours prior to the meeting.

BOARD MEETING AGENDA

1. **Roll Call**
2. **Public Comment** – *each participant will be allowed 3 minutes for comment*
3. **Election of Officers**
4. **Motion to approve HAME Open Meeting Minutes of December 23, 2018** (attachment) – Board Chair / *4 minutes*
5. **New Business**
 - a) **ADOPT RESOLUTION # 702-2019** approving execution of Omnibus Consent for agreements and documents for Pamela’s Place project (aka: Ribbon Apartments) – President and Real Estate Development Director / *10 minutes*
 - b) **ADOPT RESOLUTION # 703-2019** approving execution of Omnibus Consent for agreements and documents the Denver Street project. (attachments). President and Real Estate Development Director / *10 minutes*
 - c) **APPROVE** execution of a contract with Wadman Corporation for demolition of an existing warehouse on the site of the future Pamela’s Place project in the maximum amount of \$154,026.08. (attachments) President / *3 minutes*

5. Communications
6. Unfinished Business (none)
7. Tentative Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting may be held for specific purposes including, but not limited to:

- a) Discuss Strategy with Respect to Purchase/Sale of Real Property
- b) Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual
- c) Discuss Strategy with Respect to Pending or Reasonably Imminent Litigation

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

8. Adjournment