

**Caldwell Housing Authority  
March 16, 2018 Meeting Minutes  
At Stewarts Bar and Grill**

**Board Members Present:** Arnolito Hernandez, Sid Freeman, Estella Zamora, Van Beechler, and Jim Porter. **Board Members absent:** Patricia Benedict, Adam Garcia, and Chris Allgood.

**Staff Members Present:** Mike Dittenber, Marisela Pesina, Cecilia Flores, and Rick Legg.

**In Order of Business**

**1. Roll call and call to order:**

Arnolito Hernandez called the meeting to order at **12:03 p.m.** He asked if there were any changes or additions to the agenda. There were none, and Jim Porter made a motion to accept the agenda as presented, seconded by Sid Freeman and unanimously approved by the Board at **12:04 p.m.**

**2. Review of the February 2018 Board Meeting Minutes:**

After a couple minutes of review, Sid Freeman made a motion to approve the February 2018 minutes as corrected, seconded by Estella Zamora and unanimously approved by the board at **12:12 p.m.**

**3. Review of the February 2018 Financials:**

Rick provided a brief summary of the February financials and indicated CHA was approximately \$38,000 under budget. Sid Freeman made a motion to accept the February financial report, seconded by Jim Porter unanimously approved by the Board at **12:30 p.m.**

**4. Old Business**

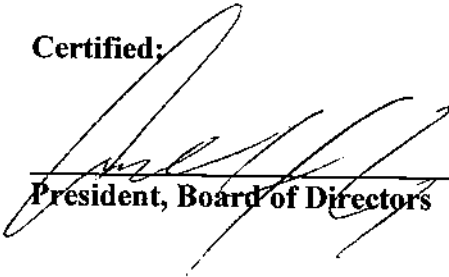
Mike updated the Board on the progress in negotiating financial separation with Rural Development. Board discussion lasted one hour and fifteen minutes (1:15). The general tenor of the discussion was whether or not CHA gave into Rural Development's pressure and agreed to financial separation prematurely. After much discussion, Estella Zamora made a motion that Board President Arnolito Hernandez and Executive Mike Dittenber hand deliver an official proposal to the Rural Development, seconded by Jim Porter and unanimously approved by the Board at **1:45 p.m.**

Mike provided the Board with additional information about the eligibility status of the tenants at Farmway Village and what a transition plan to a more conventional rent structure might look like. He suggested constant communication and early notification was the key to successful plan and that three (3) different notifications have been sent to both tenants and community partners.

Finally, Mike informed the Board of the difficulties he encountered when trying to get a beer and wine license from the State of Idaho. Under the current law, all Board members would be required to be finger-printed and have a background check completed as part of the vetting process. Since Board approval to sell beer was not unanimous, Mike said he consulted CHA attorney David Kerrick who suggested a different approach. Dave suggested CHA create another organization called the "Farmway Store" and have only three (3) directors. Because time was running out and couple Board members had other engagements, Sid asked to table to discussion until a later date.

5. Meeting adjourned at 2:01 p.m.

Certified:

  
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President, Board of Directors



  
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Executive Director