

**Caldwell Housing Authority**  
**November 17, 2014 Regular Meeting Minutes**  
**At Golden Palace**

**Board Members Present:** Patricia Benedict, Estella Zamora and Phares Book

**Staff Members Present:** Mike Dittenber, Cheri Hess and Ruben Buenrostro

**In Order of Business:**

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

Patricia Benedict called the meeting to order at **12:08 p.m.**

Before commencing with business, Patricia Benedict announced that Phares Book has agreed to serve another 5-year term on the Board of Directors. She also announced City Council Member Rob Hopper was appointed to be the new Liaison to the Caldwell Housing Authority Board.

**2. Review of the Minutes:**

After reviewing the October minutes, Phares Book made the motion to approve the minutes; seconded by Estella Zamora and approved by the Board at **12:21 p.m.**

**3. Financial Report:**

Cheri presented the Financial Report for the month of October. After some clarifications, Phares Book made the motion to approve the October Financials; seconded Estella Zamora and approved by the Board at **12:50 p.m.**

**4. Directors Report**

Mike spoke briefly about the wastewater project. Mike also spoke about the new community service program which will be implemented at CHA along with SILD.


Mike apologized to the Board for moving swiftly on the North End Revitalization Project and not keeping the Board informed as much as necessary. He assured the Board that no agreements or allocations of money would occur without prior approval from the Board of Directors. The Board also acknowledged their misunderstanding and expressed excitement about north end development opportunities.

The Board decided to meet at 3:30 on the 3<sup>rd</sup> Thursday of the month.

**5. Adjournment:**

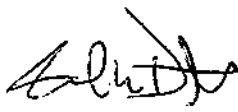
The meeting adjourned at **1:50 p.m.**

**Certified:**

  
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**President, Board of Directors**



  
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**Executive Director**

**Caldwell Housing Authority  
December 18, 2014 Regular Meeting Minutes  
At The Bird Stop**

**Board Members Present:** Patricia Benedict, Beronica Salazar, Phares Book, Estella Zamora, Rob Hopper, and Sid Freeman

**Staff Members Present:** Mike Dittenber, Cheri and Ruben Buenrostro

**In Order of Business:**

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

Patricia Benedict called the meeting to order at **3:34 p.m.**

**2. Review of the Minutes:**

After reviewing the November minutes, Phares Book made the motion to approve the November minutes; seconded by Patricia Benedict and approved by the Board at **3:37 p.m.**

**3. Financial Report:**

Cheri presented the Financial Report for the month of November to the Board and indicated CHA was \$11,000 dollars under budget at that time. Beronica Salazar made the motion to approve the November Financials; seconded by Phares Book and approved the Board at **3:47 p.m.**

**4. Directors Report**

Mike talked to the Board about the wastewater project and specifically invited the Board Members to the ground breaking ceremony on January 5, 2015. Mike will have the golden shovels for everyone at the ceremony.

Mike was congratulated by Phares and the rest of the Board of Directors for his response to an editorial opinion written in the newspaper on the subject of slum and blight. Mike's response indicated the housing authority was responsible to the greater community and cleaning up dilapidated properties was an appropriate use of tax-payer dollars.

Mike explained the relationship of the CHA to the housing authority. He spoke briefly about Sun West Bank's commitment to provide a line of credit to CHA for short-term gap financing when needed. Mike assured the Board that they would be fully briefed on any property acquisition.

Mike informed the Board the Andy Rodriguez was willing to come to the next meeting to speak about the financial troubles of housing authorities across the nation and how development might be a viable solution to budget shortfalls. Andy is the director of the Nampa Housing Authority and president of the national NAHRO (National Association of Housing and Redevelopment Officials). Beronica mentioned her willingness to attend the next Urban Renewal Meeting.