

Caldwell Housing Authority
February 22, 2019
At Stewarts Bar and Grill

Board Members Present: Estella Zamora, Jim Porter, Adam Garcia and Patricia Benedict
Board Members Absent: Sid Freeman, Arnolando Hernandez and Van Beechler.
Staff Members Present: Mike Dittenber, Marisela Pesina, Cecilia Flores and Rick Legg.

In Order of Business

1. Roll call and call to order:

Estella Zamora called the meeting to order at **12:06 p.m.**

2. Agenda Approval

Jim Porter made a motion to accept the agenda as presented, seconded by Adam Garcia and unanimously approved by the Board at **12:07 p.m.**

3. Consent Agenda

Patricia Benedict made a motion to approve the January minutes, seconded by Jim Porter and unanimously approved by the Board at **12:08 p.m.** After some discussion, Patricia Benedict made a motion transferring \$10,000 within the reserve account to purchase a new fleet vehicle, seconded by Adam Garcia and approved by the Board at **12:19 p.m.**

4. Post-separation rent assignment

This was a non-action discussion item regarding the strategy of assigning rent to each unit of a 4-plex. The overall strategy would be to assign one of each different income category to each different apartment in the 4-plex to ensure equal income stratification, eliminating high concentrations of extremely low-income households in a single area.

5. Post-separation lease agreement


This was also a non-action discussion item about possible lease provisions. There are several provisions in the current agreement that will no longer be applicable at separation. Equivalent (or alternative) language is necessary to protect both the housing authority and the tenant without reference to federal protections.

6. Financial Report

Rick Legg provided the financial report for the month of January. He provided page-number references for all financial transactions and explained income in relation to expenses. After some clarification, Adam Garcia made a motion to approve the financials, seconded by Jim Porter, and approved by the board at **1:29 p.m.**

7. Meeting adjourned at 1:29 p.m.

Certified:


Vice President, Board of Directors




Executive Director