

**Caldwell Housing Authority  
January, 2020  
At Caldwell Housing Authority**

**Board Members Present:** Arnolando Hernandez, Adam Garcia, Patricia Benedict, Jim Porter and Van Beechler (by telephone)

**Board Members Absent:** Estella Zamora and Sid Freeman

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

**In Order of Business**

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

Arnolando Hernandez called the meeting to order at **12:00 p.m.**

**2. Agenda Approval**

Jim Porter made a motion to approve the agenda, seconded by Adam Garcia and approved by the Board at **12:01 p.m.**

**3. Meeting Minutes**

After reviewing the minutes, Jim Porter made a motion to approve the November 2019 meeting minutes, seconded by Patricia Benedict and approved by the Board at **12:03 p.m.**

**4. Additional Staff Positions**

Mike spoke with the Board about considering two new positions: A Case Worker who could interact with tenants on a regular basis and a Construction Liaison who could coordinate community redevelopment activities. Mike said there was no funding identified for either position, but would consider options and keep the board informed.

**5. Separation Follow-up Discussion**

Mike explained that he and Arnolando Hernandez signed the closing documents at Pioneer Title on December 17<sup>th</sup> and made the final loan payment to Rural Development (via the title company). He explained there was small delay in closing because IHFA and Sunwest Bank were still discussing loan positioning at the last minute.

**6. Downtown Redevelopment**

Mike Spoke with the Board about the Creekside development plan submitted to the Urban Renewal Agency and how CHA was a partner in the development. He indicated CHA would

own and manage the apartments, while other development partners would own and operate the retail and restaurant space. Much discussion was had about the proposed development and pictures of the project were passed around. Mike concluded the discussion by telling the Board the project has not yet been approved by Urban Renewal, but anticipated a decision sometime in the near future.

## 7. Financial Report

Rick provided the financial report through the month of November and separate report for the year-ending December 2019. Jim Porter made a motion to approve the November finances, seconded by Adam Garcia and approved by the Board at **12:55 p.m.** Patricia Benedict made a motion to approve the December year-ending finances, seconded by Adam Garcia and approved by the Board at **1:05 p.m.**

## 8. Adjourned at 1:05 p.m.

Certified:

  
\_\_\_\_\_  
President, Board of Directors

  
\_\_\_\_\_  
Executive Director

