

Caldwell Housing Authority
March 13, 2026
Caldwell Housing Authority

Board Members Present: Arnolde Hernandez, Sid Freeman, Jim Porter, Adam Garcia, Patricia Benedict, and Estella Zamora

Board Members Absent: Robert Acosta

Staff Members Present: Mike Dittenber, Teresa Sanchez, Marisela Melchor, Dominique Moreno, Edwin Lara, and Rosario Soto

In Order of Business

1. Roll call and call to order:

Arnold called the meeting to order at **12:01 p.m.**

2. Agenda Approval

Estella Zamora made a motion to approve the March meeting agenda, seconded by Adam Garcia, and approved by the Board at **12:02 p.m.**

3. Approval of the January 2026 Meeting Minutes

Jim Porter made a motion to approve the January 2026 meeting minutes, seconded by Sid Freeman, and approved by the Board at **12:04 a.m.**

4. Review February Financials

Rosario Soto provided the financial report. He indicated vacancies are starting to decrease as H2a farmers are starting to occupy units. He explained that there were some large expenses during the last couple months that are typical for this time of the year, such as ICRMP and DEQ. He explained that store sales dip this time of year but will pick up when the agriculture workers arrive. He then explained how the 4-bedroom apartments are becoming harder to rent as people more frequently want cheaper 3-bedroom apartments. vacancies are always high during the holiday season, especially in the months before the arrival of the H2a workers. Finally, he explained that CHA had approximately \$450,000 in the bank. Sid Freeman made a motion to approve February financials, seconded by Estella Zamora, and approved by the Board at **12:10 p.m.**

5. County Property Purchase

Mike explained to the Board that Canyon County purchased the fifty-seven (57) acre lot east of Farmway Village for approximately \$8 million. He indicated he had been involved in a preliminary meeting with the County and learned their objective was to relocate County facilities to the site. He explained that their plans were preliminary, but could include a waste transfer station, Weed Control, Mosquito Abatement, County Jail, and other facilities pending the availability of sewer, water, and electricity to the site. Mike indicated he expressed his commitment to County Officials to advocate for the tenants of Farmway Village and had a requirement under the law to provide decent, safe, and sanitary housing. He informed the Board

that the County officials supported his advocacy efforts and would do what they could to be great neighbors to the housing authority.

6. Rice House and non-profit discussion

Mike indicated work is still happening at the Rice House and there is plenty of work to be done by staff with donated materials. He suggested the tradesmen (framers, plumbers, electricians, etc.) are still a couple weeks out from being hired because structural and engineering issues with the architect are still being resolved. Once resolved, the framers could start their work, followed by, fire suppression, HVAC, and electrical. Finally, he explained that the IRS is currently reviewing the Corporations non-profit status and anticipated a response soon. Once the non-profit status is granted, fundraising efforts for the Rice House would pick up speed.

7. Executive Session

Estella Zamora made a motion to enter Executive Session, seconded by Adam Garcia and approved by the Board at **12:50 p.m.** Estella Zamora made a motion to exit Executive Session at **1:40 p.m.** and seconded by Jim Porter.

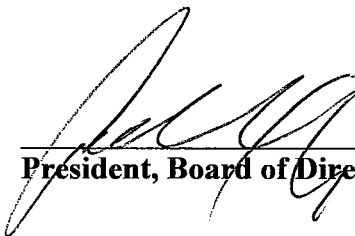
8. Action Subsequent to executive session

Sid Freeman made a motion to amend the policy manual to address the personnel issue identified in executive session, seconded by Jim Porter and approved by the Board at **1:41 p.m.**

9. Adjourned

The Board Adjourned at **1:42 p.m.**

Certified:



President, Board of Directors





Executive Director