

**Caldwell Housing Authority**  
**October 28, 2022**  
**CHA Community Center and via ZOOM**

**Board Members Present:** Arnolito Hernandez, Estella Zamora, Patricia Benedict, Jim Porter, and Adam Garcia

**Board Members Absent:** Robert Acosta, Sid Freeman, and Brad Doty

**Staff Members Present:** Mike Dittenber, Teresa Sanchez, Marisela Melchor, and Rosario Soto

**Visitors:** None

**In Order of Business**

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

Arnold called the meeting to order at **12:09 p.m.**

**2. Agenda Amendment**

Patricia Benedict made a motion to amend the meeting agenda to include and Executive Session, seconded by Jim Porter, and approved by the Board at **12:11 p.m.**

**3. Agenda Approval**

Jim Porter made a motion to approve the agenda, as amended, seconded by Patricia Benedict Porter, and approved by the Board at **12:12 p.m.**

**4. Approval of the August and September 2022 Meeting Minutes**

Jim Porter made a motion to approve the August and September minutes, seconded by Patricia Benedict, and approved by the Board at **12:12 p.m.**

**5. Financial Report**

Rosario Soto provided the Board with a financial update indicating CHA had approximately \$1,000,000 in the bank less accruals. Patricia Benedict made a motion to approve August and September financials, seconded by Adam Garcia, and approved by the Board at **12:24 p.m.**

**6. Executive Session**

After a few minutes of discussing the 2023 proposed budget, Patricia Benedict made a motion to enter executive session, seconded by Estella Zamora, and approved by the Board at **12:32 p.m.** Patricia Benedict made a motion to exit Executive Session, seconded by Jim Porter and approved by the Board at **1:25 p.m.** No official action was taken after Executive Session, but the Board asked Mike to bring the 2023 Budget back when he could be more transparent about cost/benefit of doing work for the city, provide adjusted income projection from work for the city, and Seasonal salary requirements.

**7. Drinking Water Discussion**

Mike informed the Board about the second positive lead detected in the drinking water of the masonry units. In August, lead appeared in two (2) vacant apartments. The tests were done again and one of the units was lead positive and the other showed no trace. CHA completed the proper notifications and had additional tests run. The additional tests showed CHA's water is safe but moderately corrosive, hence the lead leaching from old pipes or fittings. Mike indicated addition testing was required and the apartments tested were notified of the results.

**8. Gang Discussion**

Mike told the Board this last summer was difficult as gang started resurfacing in Farmway. A few children of long-term tenants joined gangs while others moved in with their adult parents. He explained the most dangerous were the border and lodgers who were not on any lease but using CHA as a place for their illegal activities. Seven (7) different families were involved in gangs at Farmway and had to be removed from the property. Two (2) were possibly involved in the shooting at Buffalo Wild Wings in Nampa.

**9. Adjourned**

Adjourned at **1:49 p.m.**

**Certified:**

  
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**President, Board of Directors**



  
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**Executive Director**