



Housing Authority of the City of Columbia, Missouri

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**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI
BOARD OF COMMISSIONERS MEETING
April 24, 2024, BOARD MEETING MINUTES**

I. Call to Order/Introductions:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session, via Zoom on April 24, 2024, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 9:36 a.m. Mr. Cole shared that present on the Zoom meeting were Weylin Watson, Sam Lawlor and Bill Burns. Mr. Watson and his team are the Bond Council for the Kinney Point Project and available to answer questions.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner – Via Zoom
 Rigel Oliveri, Commissioner – Via Zoom
 Steve Calloway, Commissioner – Via Zoom
 Robin Wenneker, Vice Chair Commissioner – Via Zoom

CHA Staff: Randy Cole, CEO
 Darcie Hamilton, Housing Development Coordinator

III. Adoption of Agenda:

Mr. Calloway made a motion to approve the agenda. A second was made by Ms. Wenneker. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

IV. Approval of Minutes:

None.

V. Commissioner Comment:

None.

VI. Public Comment:

None.

PUBLIC HEARINGS

Proposed issuance by the Authority of its exempt facility housing revenue bonds, in one or more series, in a principal amount of not to exceed \$8,000,000, for the purpose of financing a portion of the costs of the acquisition and construction of an approximately 34-unit qualified residential rental project under Section 142 of the Internal Revenue Code, to be located on the north side of E. Sexton Road between Grande Avenue on the east and N. Garth Avenue on the west, and south of the residential houses on 4th Avenue (with an approximate address of 7 East Sexton Road) in the City of Columbia, Missouri, to be known as Kinney Point Apartments (the "Project"), the principal user of which will be Kinney Point Housing Development Group, LP, a Missouri limited partnership.

Mr. Hutton opened the hearing to comments at 9:36 a.m. Mr. Cole spoke to the hearing being a requirement for CHA to issue bonds for the Kinney Point project and explains that the notice has been posted publicly for comments.

The board of commissioners allowed the hearing to remain open through the review and approval of the following resolutions and closed the hearing at 9:49 a.m.

RESOLUTIONS

VII. Resolution 2951: Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to enter into transactions to develop the Kinney Point Apartments project.

Mr. Cole explains that the resolution certifies CHA to enter into transactions to develop the Kinney Point project and authorizes Mr. Hutton, the board chair and himself to sign off on required documents. The resolution also approves the sale of the land from CHA to the partnership.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2951 as presented. A motion was made by Ms. Wenneker. Seconded by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Calloway, Oliveri, Wenneker

No: None

Resolution 2951 passes.

VIII. Resolution 2952: Authorizing the Housing Authority of the City of Columbia, Missouri to Issue Its Multifamily Housing Revenue Bonds (Kinney Point Apartments Project) on Behalf of Kinney Point Housing Development Group, LP to Provide Funds to Finance a Portion of the Costs of the Acquisition and Construction of a 34-Unit Housing Project; Authorizing and Approving Certain Documents in Connection with the Issuance of the Bonds; and Authorizing Certain Other Actions in Connection with the Issuance of the Bonds.

Mr. Cole explains that this resolution's approval moves forward with the sale of bonds and associated documents.

Mr. Calloway confirms with staff that the zoning is appropriate for the multifamily housing that will be at the site. Mr. Cole explains that the zoning is proper for multifamily development and was prior to the project. The plat and PD plan were the major updates required for the development. Mr. Hutton confirms that everything related to the project is done, these are the final steps. Mr. Cole shares that even the permits for construction are ready to go.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2952 as presented. A motion was made by Mr. Calloway. Seconded by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway, Wenneker

No: None

IX. Resolution 2953: A Resolution Authorizing the Chief Executive Officer of the Housing Authority to the City of Columbia to execute an Agreement to enter into a Housing Assistance Payment Contract (AHAP) prior to construction, and a Housing Assistance Payment (HAP) contract upon construction completion and final inspection.

Mr. Cole explains that this resolution approves the action that ties Project-Based-Vouchers (PBV) to the project. These vouchers are taken from the Housing Choice Voucher (HCV) pool, and tied to the project. This is important for the viability of the project and affordability for the tenants for years to come. Mr. Cole shares that staff have worked with the HUD field office to complete these tasks.

Mr. Calloway asks a clarification question regarding the associated bond documents referencing UMB and which resolution they are tied to. Mr. Cole explains that the multipage documents referencing UMB and others following Resolution 2952 are related to the Bond issuance.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2953 as presented. A motion was made by Ms. Oliveri. Seconded by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Calloway, Oliveri, Wenneker

No: None

REPORTS


PUBLIC AND COMMISSIONER COMMENT

X. Public Comment.

There were no public or commissioner comments.

XI. Adjournment.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 9:49 a.m.


~~Bob Hutton, Chair~~ *Robin Wenneker*
vice-chair

5/8/24
Date


Randy Cole, Chief Executive Officer

5/8/24
Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on April 19, 2024, I posted public notice of the April 24, 2024, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.


Randy Cole, Chief Executive Officer

5/8/24
Date