

**Boulder
Housing
Partners**



BOARD MEETING

April 8, 2020

FRAMEWORK FOR DECISION MAKING

When evaluating decisions or determining what matters BHP should spend time on, in accordance with our fiduciary duties to always act in the best interest of the organization, we consider the following questions:

1. Does this idea/action item further the goals of the organization?
2. Is this relevant and helpful for our constituents/customers?
3. What is the impact on staff?
4. What is the impact on budgets?
5. Is it strategic or operational?
6. Is this within our span of control?



Annual Board of Commissioners Meeting

Location: 4800 Broadway, Boulder, CO 80304
April 8, 2020 ▪ 9:00 a.m. - 11:30 a.m.

AGENDA

		Page #
9:00-9:30	Standing Agenda and Annual Meeting Items	
	1. Call to Order and Determination of a Quorum	
	2. Oath of Office: Julie Schoenfeld and Matt Bissonette	
	3. Officer Elections and Committee Appointments	
	4. Public Participation	
	5. Approval of Minutes from February 12, 2020	2
	6. Finance and Operations Update	6
9:30-10:30	Meeting Agenda	
	1. Line of Credit with First Bank – Resolution #2020-1	7
	2. Moving to Work Agreement Resolution #2020-2	10
	3. Housing Choice Voucher Administrative Plan Updates Resolution #2020-3	14
10:30-11:00	Board Matters	
	1. Resident Representative Council Update	
	2. Board Announcements	
	3. Additions to this Agenda	
	4. Future Board Items and Board Calendar	16
11:00	Adjournment	

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
February 12, 2020 9:00 a.m.
4800 Broadway, Boulder, CO 80304

Commissioner Soraci
Commissioner Harris
Commissioner Adams
Commissioner Griffin
Commissioner Klerman
Commissioner Levy
Commissioner McCord
Commissioner Walker
Commissioner Wallach

Jeremy Durham
Jodi Bogen
René Brodeur
Laura Sheinbaum
Tim Beal
Karen Kreutzberg
Karin Stayton
Ian Swallow
Melissa McGinley
Jason Acuña

Others Present:
Julie Schoenfeld
Alla Rushton
Adam Swetlick
Shelly Bobbins
Bill Rigler

I. Call to order and Determination of a Quorum

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:05 a.m. A quorum was declared.

II. Oath of Office: Mark Wallach

Mark Wallach was sworn into office and he gave a brief introduction of his professional background.

III. Public Participation

Alla Rushton stated that her Housing Choice Voucher was wrongfully denied. Ms. Rushton stated that there was miscommunication regarding her income, assets, and child custody, and was told that she would need to re-apply for the lottery during the next opening. BHP staff will review the documentation that Ms. Rushton provided and will contact her.

Adam Swetlick, City of Boulder Council Member, said that he has been closely following Ms. Rushton's situation. Mr. Swetlick said that he wants to make sure affordable housing is scalable and can provide services needed. As a City Council member, he wants to make sure that we don't only provide housing, but help people navigate a tough system as well.

Commissioner McCord asked if Jeremy could give an update about the changes we have made as a Moving to Work (MTW) Housing Authority over the past few years. Jeremy stated that:

- BHP has simplified the certification paperwork procedure for individuals and families living in our apartment homes making the process more practical for everyone involved.
- We have simplified and streamlined the rent and escrow calculations for participants of the Family Self-Sufficiency (FSS) Program at Woodlands.
- We have worked with Boulder County and the City of Longmont to keep payment standards in line with each other's processes.
- We have lowered late fee payments substantially for residents.
- We now allow dogs in the majority of properties.
- We made rent payment more accessible for residents, including online through RentCafé, at King Soopers, ACH, or payment at the main BHP office or property.
- We are also looking to partner with other organizations to better assist our residents in

navigating all of the programs and services available to them.

Commissioner Wallach asked about the point of entry for someone applying to the Housing Choice Voucher (HCV) program. Jeremy said that we opened the lottery on 2/11/2020. We implemented a new process of opening the lottery three times a year, which allows for people to meet needs sooner. We don't income qualify people when they first apply as it is not respectful of their time to income qualify from the beginning. When a person's lottery number is called, the HCV team schedules a one on one meeting with them to go through the necessary documentation and answer any questions they may have.

Shelly Bobbins, a resident from Foothills Community, stated that there are numerous services in the City of Boulder; however, it is difficult to navigate. Often, phone calls are not returned, individuals are referred to other organizations, and they are expected to fill extensive forms with personal information without guarantee of assistance.

Commissioner McCord said that she advocates that the BHP Board have someone on the board that lives in BHP housing.

IV. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from 12-11-2019

COMMISSIONER MCCORD MOVED TO APPROVE THE MINUTES FROM 12-11-2019.

COMMISSIONER WALKER SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

V. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the December financial dashboard and answered questions from the Board.

VI. Meeting Agenda

Foundation Board Member Nomination

Commissioner Walker said that it is the duty of the BHP Board of Commissioners to vote on the nomination of new Foundation Board members. Commissioner Walker introduced Willem Van Vliet, Professor Emeritus for the University of Colorado, as the nominee for the Foundation Board.

The Commissioners discussed what the specific qualifications were to be nominated for the Foundation Board and what the recruitment process looked like. The Commissioners mentioned that a focus is to have people involved in education and establish the efficacy of the Bringing School Home program. However, there is no formalized process for recruitment or nomination. The Board discussed having a diverse Foundation Board to reflect the community that it is trying to impact.

There are currently three open seats on the Foundation. Commissioner McCord stated that it would be beneficial for the Foundation to have a nominating committee that focuses on recruiting members. Commissioner Levy said that if the BHP Board is supposed to be part of the process, it's best practice to have matrix of skill sets and attributes needed in order to regularize this process.

Commissioner Walker stated that the formalization of the recruitment process will be put on the agenda for the next Foundation Board meeting.

COMMISSIONER HARRIS MOVED TO APPROVE THE NOMINATION OF WILLEM VAN VLIET AS THE NEW FOUNDATION BOARD MEMBER. COMMISSIONER KLERMAN SECONDED THE MOTION. The motion to approve the nomination passed with eight approvals and one opposed.

Moving to Work Overview

Karen Kreutzberg presented on the Moving to Work program and answered questions from the Board.

Housing Choice Voucher Administrative Plan Updates

Karen Kreutzberg presented on the HCV Administrative Plan Updates (redlined version). Karen mentioned that the plan is always available on the BHP website.

Real Estate Updates

Laura Sheinbaum presented on Real Estate updates for current projects under construction, projects in pre-development, and property under contract.

2020 BHP Highlights Calendar

Jeremy Durham introduced the 2020 BHP Highlights Calendar.

VI. Board Matters

2020 Conference Opportunities

Jeremy provided 2020 conference opportunities to the Board.

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Northport residents will attend the March RRC meeting and they will talk about their community's resident council.

Board Announcements

Commissioner Soraci said that the Annual Board Dinner is scheduled for Wednesday, March 18, 2020.

Additions to the Agenda

There were no additions to the agenda.

Future Board Items

There were no Future Board Items.

VII. Adjourn

COMMISSIONER WALKER MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:31 a.m.

Seal
DATE: 2/12/2020

Chairperson, Board of Commissioners
Boulder Housing Partners

Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary

Boulder Housing Partners Benchmark Report as of February-2020

Net Income

	YTD Actual	YTD Budget	% Diff
Income	6,724,081	6,811,617	-1%
Expense	(5,119,698)	(5,332,047)	4%
Asset Sales	0	\$ -	
Net Income	1,604,384	1,479,570	

Debt Service Coverage Ratio

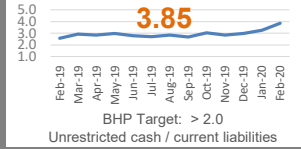
1.54

BHP Target 1.15

Balance Sheet Summary

	Actual Feb-20	Actual Dec-19	Net Change YTD
Assets	221,474,230	220,512,012	962,219
Liabilities	(92,929,661)	(93,571,826)	642,165
Equity	128,544,569	126,940,186	1,604,384

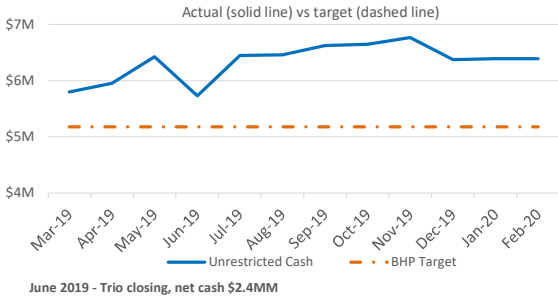
BHP Quick Ratio



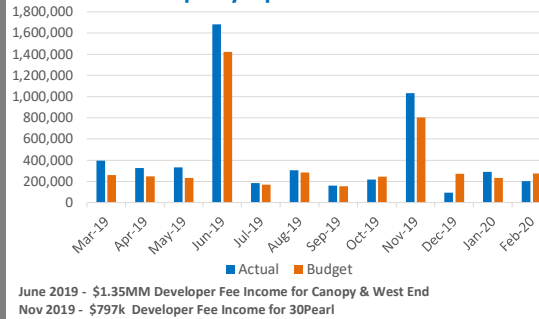
Maintenance

Unit Turns: 7.2 Average days to complete **50** turns YTD **Work Orders: 2.3** Average days to complete **2348** work orders YTD

BHP Unrestricted Cash, Last 12 Month



BHP Property Operational Income



PUPA

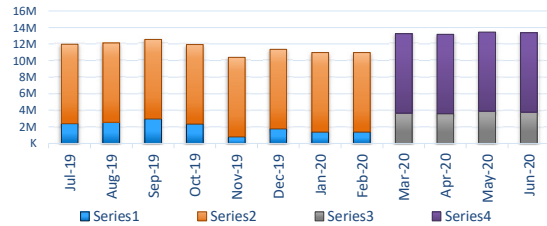
\$7410

BHP & TC Units

Unit Mix

	AMI	BHP	LIHTC
PH/PB	47	395	
30%	12	48	
40%	38	65	
45%	0	17	
50%	158	142	
60%	149	21	
Market	312	0	
Total	716	688	
All Units	1404		

BHP Development Equity



Development Equity Notes

Jul '19 - Pay off \$6M Line of Credit with closing proceeds from West End
Nov '19 - Purchase Frasier Meadow's share of Mt. Calvary \$2.1MM
Mar '20 - \$550k received for final tranche for Cedar/Casey
Mar '20 - \$1.85K Inclusionary housing funds received for 2037 Walnut

Operating Reserves

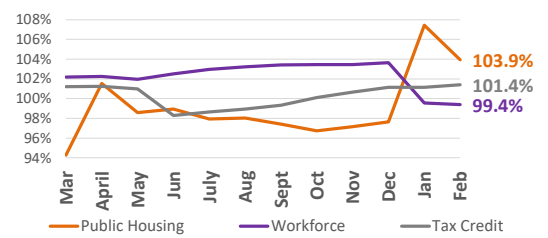
Current Operating Reserves
3,812,703

2020 Annualized Expenses
19,097,098

2.4 Months

of annual operating expenses are covered by the current operating reserves.
BHP Target is 2 Months

% of Budgeted Net Tenant Rental Income Received



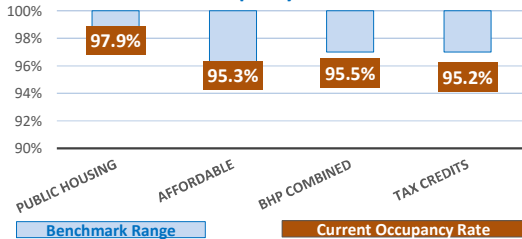
Housing Choice Voucher Occupancy by Program



Housing Choice Voucher Notes

HCV - 756 Housing Choice Vouchers
RAD - 135 Rental Assistance Demonstration Vouchers
NED - 181 Non-Elderly Disabled Vouchers
MS - Mainstream 50 + 28 Vouchers
HFP - 22 Housing First Vouchers
COB - City of Boulder Voucher Funding

BHP Occupancy Rates YTD



West End sites are artificially lowering the Tax Credit occupancy due to vacancy being held for construction. TC occupancy without West End is 98.6%



MEMO

To: Board/Committee
From: Jodi Bogen/Finance Department
Date: April 8, 2020
Re: **Line of Credit – First Bank**

Background

Boulder Housing Partners has had a \$9,592,000 Line of Credit (“LOC”) with First National Bank, which is secured by several BHP properties. The LOC allows us to access funds at any time for any purpose. The current LOC expires in May 2020.

Due to the transition of our main operating accounts to First Bank completed at the end of 2019, we have requested and been approved by First Bank for a similar line of credit, that will replace the LOC with First National Bank.

First Bank has several favorable terms compared to First National Bank:

	First Bank	First National Bank
Amount	\$10,000,000	\$9,592,000
Collateral	2 properties; 1 st Deed of Trust BHP Home office; 4800 Broadway 2037 Walnut St. Optional release - 2037 Walnut St outstanding LOC is less than \$5,000,000	3 properties; 1 st Deed of Trust BHP Home office; 4800 Broadway 2037 Walnut St Midtown – 837 20 th Street Optional release; remove all collateral if needed with a corresponding in available loan amount.
Term	3 years; expiring April 2023	2 years
Interest Rate	3.50 minimum Floating; Wall Street Journal less 1.25%	3.45% Fixed
Fees	No annual fees	.125% on unused balance

Recommendation

We recommend that the Board of Commissioners approve Resolution #1, Series 2020, to authorize a new Line of Credit with First Bank.

Action Requested

Approval of Resolution #1, Series 2020, approving a Line of Credit with First Bank.

RESOLUTION NUMBER #2020-1

A RESOLUTION FOR THE PURPOSE OF AUTHORIZING AN EXCHANGE OF COLLATERAL FOR THE BHP LINE OF CREDIT WITH FIRST BANK.

WHEREAS, the Housing Authority of the City of Boulder, Colorado d/b/a Boulder Housing Partners (the "Authority") has been created as a public body, corporate and politic, exercising public and essential governmental functions; and

WHEREAS, the Authority periodically has a need to access short term cash in order to take advantage of real estate opportunities; and

WHEREAS, periodically housing authorities, and all other businesses, experience periods where cash outflows exceed cash inflows; and

WHEREAS, Boulder Housing Partners currently utilizes FirstBank for its operating accounts; and maintains collective balances of \$5,000,000 for all bank accounts that BHP controls at FirstBank; and

WHEREAS, FirstBank has offered to extend to Boulder Housing Partners a revolving, supervised line of credit for \$10 million dollars (\$10,000,000) on April 10th, for a term of three years with a floating interest rate based on the Wall Street Journal Prime rate less 1.25%, (with a minimum rate of 3.5%) on any outstanding balance. There is no annual fee. Withdrawals under this line of credit must be approved by FirstBank Any amount borrowed pursuant to this Line of Credit must be repaid by the maturity date of the loan, 4/10/2023; and

WHEREAS, The Line of Credit is collateralized, among other items, with a first deed of trust and security agreement against properties commonly known as 4810 Broadway (BHP's central office building), and 2037 Walnut. The 2037 Walnut collateral may be released without penalty resulting in a decrease in the line of credit available to \$5,000,000, assuming no outstanding balance exceeds the \$5,000,000 at any time thereafter.

NOW, THEREFORE, be it resolved that the Board of Commissioners hereby authorize the Executive Director or his designee to cause the Authority to take all actions and to execute all documents necessary to enter into the Line of Credit with FirstBank.

Adopted and approved this 8th day of April 2020.

THE HOUSING AUTHORITY OF THE CITY OF BOULDER, STATE OF COLORADO

SEAL

Chairperson
Board of Commissioners
Boulder Housing Partners

ATTEST:

Jeremy Durham
Executive Secretary

MEMO

To: Board of Commissioners
From: Karen Kreutzberg
Date: April 8, 2020
Re: **Fourth Amendment to the Standard Moving to Work Agreement**

Background

Boulder Housing Partners signed the Standard Moving to Work (MTW) Agreement in order to operate as a Moving to Work Agency under the Moving to Work Demonstration Program in 2011. One of BHP's MTW Activities waives the HUD requirement for Public Housing Authorities (PHAs) to hire an independent entity to conduct inspections, determine rent reasonableness and negotiate rents for the PHA owned and managed units. This currently affects 399 units of BHP housing that have a project-based voucher attached.

Over the years, we have had three amendments to our Standard MTW Agreement. We bring the fourth based on an audit conducted by the Office of Inspector General and requested by the Moving to Work HUD Office.

HUD's Office of Inspector General (OIG) conducted an audit from 2017 to 2018 and found that the Standard MTW Agreement does not provide the necessary authorizations for housing authorities to waive the independent entity inspection at the Project-Based Voucher communities. The Office of Public and Indian Housing (PIH) believes that the language and intent of the Standard MTW Agreement do provide the necessary authority to waive the PBV and HCV independent-entity inspections.

To provide clarity and to resolve the OIG finding, PIH has agreed to offer an amendment to the Standard MTW Agreement (on the following page). This will ensure that the exemption from the independent-entity inspection requirement is allowed and provides clearer waiver authorities for MTW PHAs regarding all other independent-entity requirements for PHA-owned and managed properties.

A resolution approving this action and allowing the Executive Director to sign the amendment is needed.

Action Requested

Staff is requesting that the Board approve Resolution #2020-2 which allows the Executive Director to execute the Fourth Amendment to the Standard MTW Agreement.

FOURTH AMENDMENT
TO
AMENDED AND RESTATED MOVING TO WORK AGREEMENT
BETWEEN
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND
BOULDER HOUSING PARTNERS

This Fourth Amendment to the Moving to Work (“MTW”) Agreement (“Agreement”) is entered into by and between the United States of America through the U.S. Department of Housing and Urban Development (“HUD”) and Boulder Housing Partners (“Agency”) and is effective on the date of execution by HUD following execution by the PHA. Unless otherwise defined herein, all capitalized terms used herein shall have the same meanings ascribed to them in the Agreement.

This Amendment replaces the language in authorizations D.1.f., D.5., D.7.a. and D.7.d of Attachment C as follows:

1. Section D.1.f. of Attachment C is replaced with the following language:

f. The Agency is authorized to determine property eligibility criteria, including types of units currently prohibited by Section 8 regulations and shared living facilities, subject to HUD’s subsidy layering requirements. The Agency may also waive the independent entity requirements for PHA-owned units. If the Agency chooses to use this authorization, it will need to provide a transition plan to both the affected residents and HUD prior to the end of the demonstration. *This authorization waives certain provisions of Sections (8)(o)(11) and 8(p) of the 1937 Act and 24 C.F.R. 983.53-54, and 982 Subparts H and M as necessary to implement the Agency's Annual MTW Plan.*

2. Section D.5. of Attachment C is replaced with the following language:

5. Ability to Certify Housing Quality Standards

The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. The agency is also authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. *This authorization waives certain provisions of Section 8(o)(8) and 8(o)(11) of the 1937 Act, 24 C.F.R. 982.352(b), and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.*

3. Section D.7.a of Attachment C is replaced with the following language:

a. The Agency is authorized to project-base Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering. If the Agency chooses to project-base Section 8 assistance at such properties, the Agency recognizes and accepts that such units would no longer be eligible for operating subsidy provided under Section 9(e) of the 1937 Housing Act or for future capital funds provided under section 9(d) for those units if it chooses to use this authorization. Project-based assistance for such owned units does not need to be competitively bid, nor are the owned units subject to any required assessments for voluntary conversion. The Agency may also waive the independent entity requirements for PHA-owned units. *This authorization waives certain provisions of Sections 8(o)(11) and 8(o)(13)(B and D) of the 1937 Act and 24 C.F.R. 982.1, 982.102 and 24 C.F.R. Part 983, as necessary to implement the Agency's Annual MTW Plan.*

4. Section D.7.d. of Attachment C is replaced with the following language:

d. All units that receive project-based Section 8 assistance must meet either (i) existing HQS standards established by the Secretary or (ii) a local standard for communities receiving project-based Section 8 assistance developed by the Agency and approved by the Secretary pursuant to this MTW Agreement, as applicable. The agency is authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. *This authorization waives certain provisions of Sections 8(o)(8) and 8(o)(11) of the 1937 Act, and 24 C.F.R. 983.103(f) and 24 C.F.R. 982 Subpart I as necessary to implement the Agency's Annual MTW Plan.*

IN WITNESS WHEREOF, the parties have caused this Amendment to Attachment C to be executed by their duly authorized representatives.

BOULDER HOUSING PARTNERS

By: _____

Name: Jeremy Durham

Its: Executive Director

Date:

UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

By: _____

Name: R. Hunter Kurtz

Its: Assistant Secretary, Public and Indian Housing

Date:

RESOLUTION #2020-2

A RESOLUTION FOR THE PURPOSE OF APPROVING THE FOURTH AMENDMENT TO THE STANDARD MOVING TO WORK (MTW) AGREEMENT BETWEEN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND BOULDER HOUSING PARTNERS

WHEREAS, Boulder Housing Partners has a signed and executed a Standard Moving to Work Agreement dated November 10, 2011; and

WHEREAS, Boulder Housing Partners is using MTW authority to inspect and determine reasonable rents at PHA owned and managed properties; and

WHEREAS, the Fourth Amendment is in regard to Attachment C of the Standard MTW Agreement, which clarifies the authority to waive all independent-entity requirements for PHA owned and managed properties.

NOW, THEREFORE, BE IT RESOLVED, that Jeremy Durham, or his designate, in his capacity as the Executive Director of the Authority, is authorized, ratified and directed to cause the Authority to execute and deliver the Fourth Amendment to the Moving to Work Agreement between the U.S. Department of Housing and Urban Development and Boulder Housing Partners.

PASSED, ADOPTED AND APPROVED this 8th day of April 2020.

SEAL

Chairperson
Board of Commissioners
Boulder Housing Partners

ATTEST:

Jeremy Durham
Executive Director

MEMO

To: Board of Commissioners
From: Karen Kreutzberg
Date: April 8, 2020
Re: **Housing Choice Voucher Administrative Plan Updates**

Background

The Administrative Plan for the Housing Choice Voucher Program (Admin Plan) contains the policies that govern how BHP administers the Housing Choice Voucher Program. Changes are brought to the Board annually for approval.

The proposed changes were brought to the Board in February 2020. The Admin Plan was released for public review for the required 45-day review period. The public hearing was scheduled for March 18, 2020, which was then cancelled in light of COVID19 closures. Public comments were still able to be submitted via email, mail or over the phone. No public comments were received.

Most changes were related to either HUD policy changes, or clarifications made by staff. The two changes that were important to note were:

1. Re-instituting the preference for public housing residents living at a site that is going to convert to project-based vouchers, to have the ability to get a voucher without going through the lottery process. This will apply to the 34 units at Madison when it gets disposed out of the public housing program later this year.
2. Including the details of the MTW Activity regarding changes in the way we calculate rent and escrow for participating living at Woodlands and participating in the Family Self Sufficiency Program.

Action Requested

Staff is requesting that the Board approve Resolution #2020-3 which adopts the changes as they were proposed.

RESOLUTION #2020-3

A RESOLUTION FOR THE PURPOSE OF ADOPTING THE REVISED ADMINISTRATIVE PLAN THAT GOVERNS THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Housing Choice Administrative Plan (Admin Plan) is a HUD-required plan that governs how the Housing Choice Voucher Program is operated by a housing authority; and

WHEREAS, the Housing Choice staff has reviewed and updated the Admin Plan to include HUD changes, revisions for MTW activities, and policy clarifications; and

WHEREAS, participants and the general public were given a chance to comment on the proposed changes at a public meeting; and

WHEREAS, the Board is required by policy to review and approve the document annually.

NOW, THEREFORE, be it resolved that the Board of Commissioners adopts the revised Boulder Housing Partner's Housing Choice Voucher Program Administrative Plan for and authorizes the Executive Director to approve minor administrative changes in the interim, reporting those changes to the Board annually.

Adopted this 8th day of April, 2020.

(SEAL)

Chairperson
Board of Commissioners
Boulder Housing Partners

ATTEST:

Jeremy Durham
Executive Secretary

FUTURE BOARD ITEMS

We've gathered the requested informational items the Board has asked to either learn more about or discuss. This is our current list and approximate timeline.

	<u>Anticipated Date</u>
• Partnership Awards (TENTATIVE)	June 2020
• Solar Garden	2 nd Quarter 2020
• Moving to Work Proposed Activities	2 nd Quarter 2020
• Moving to Work Annual Report	2 nd Quarter 2020
• ManagerPlus Presentation	2 nd Quarter 2020
• Strategic Priorities Update	July 2020
• Madison and Woodlands Tax Credit Closing Resolutions	September 2020
• Partnership Awards	September 2020
• BHP Audit	3 rd Quarter 2020
• Moving to Work Annual Plan Draft	3 rd Quarter 2020
• County Housing and Transportation Funding Measure	3 rd Quarter 2020
• Strategic Priorities Update	October 2020
• 2021 Budget Draft	November 2020
• 2021 Budget Approval	December 2020
• Moving to Work Annual Plan Final Approval	4 th Quarter 2020
• LIHTC Overview	As Time Allows
• LIHTC Income Averaging and Middle-Income Housing	As Time Allows

2020 Boulder Housing Partners Commissioner's Calendar

Date	Group	Time
JANUARY	BOARD RECESS	N/A
Mon. February 10	Development Committee (as needed)	4:00-5:00
Wed. February 12	Board Meeting	9:00-11:30
Mon. March 16	Finance Committee – 2019 Review	3:00-4:00
Mon. March 16	Development Committee (as needed)	4:00-5:00
Wed. March 18	Board Meeting	9:00-11:30
Thurs. April 2	NPG Committee	3:30-5:00
Mon. April 6	Development Committee (as needed)	4:00-5:00
Wed. April 8	Annual Board Meeting	9:00-11:30
Thurs. May 7	NPG Committee	3:30-5:00
Mon. May 11	Development Committee (as needed)	4:00-5:00
Wed. May 13	Board Meeting	9:00-11:30
Tues. June 8	Finance Committee – Audit Review	3:00-4:00
Tues. June 8	Development Committee (as needed)	4:00-5:00
Wed. June 10	Board Meeting	9:00-11:30
Thurs. July 2	NPG Committee	3:30-5:00
Mon. July 6	Development Committee (as needed)	4:00-5:00
Wed. July 8	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	N/A
Tues. September 8	Finance Committee	3:00-4:00
Tues. September 8	Development Committee (as needed)	4:00-5:00
Wed. September 9	Board Meeting	9:00-11:30
Mon. October 12	NPG Committee	3:00-4:00
Mon. October 12	Development Committee (as needed)	4:00-5:00
Wed. October 14	Board Meeting	9:00-11:30
Tues. November 16	Finance Committee – Draft and Budget	3:00-4:00
Tues. November 16	Development Committee (as needed)	4:00-5:00
Wed. November 18	Board Meeting	9:00-11:30
Mon. November 30	Finance Committee – Final Budget	3:00-4:00
Mon. November 30	Development Committee (as needed)	4:00-5:00
Wed. December 9	Board Meeting	9:00-11:30