

Columbia



Community Housing Trust

Operated by the Columbia Housing Authority ♦ 201 Switzler Street, Columbia, MO 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Open Meeting Notice Columbia Community Housing Trust Board of Directors

Date: Wednesday, March 9, 2022

Time: 5:30 p.m. *

Place: Columbia Housing Authority, 201 Switzler Street

* The meeting of the Columbia Community Housing Trust will begin following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners scheduled for 5:30 p.m. and Closed Session Columbia Board of Commissioners meeting.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of the November 16, 2021 Meeting Minutes
- V. **Resolution 69: Resolution Approving the Acceptance of \$1,300,000 Donation from the Veterans United Foundation for the Development of Affordable Housing at Kinney Point; Authorize the Execution of the Funding Award Agreement.**
- VI. Comments from the Board of Directors
- VII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

Media Contact: Randy Cole, Executive Director
Phone: (573) 443-2556
E-mail: www.columbiaha.info@gmail.com

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

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COLUMBIA COMMUNITY HOUSING TRUST

BOARD OF DIRECTORS MEETING

November 16, 2021, MEETING MINUTES

I. Call to Order:

The Board of Directors of the Columbia Community Housing Trust of the City of Columbia, Missouri (CCHT) met in open session on November 16, 2021, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, President, called the meeting to order at 7:21 p.m.

II. Roll Call:

Present: Bob Hutton, President
Rigel Oliveri, Secretary
Steve Calloway, Treasurer
Jama Rahn, Commissioner

Excused: Robin Wenneker, Vice President

Staff: Randy Cole, CEO
Charline Johns, Executive Assistant

III. Adoption of Agenda:

Mr. Hutton called for a motion to adopt the agenda as presented. A motion was made by Mr. Hutton. Second by Ms. Oliveri. All members voted “aye” and Mr. Hutton declared the motion approved.

IV. Approval of the November 17, 2020 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of November 17, 2020. A motion was made by Mr. Hutton. Second by Ms. Oliveri. All Members voted “aye”. Mr. Hutton declared the motion approved.

RESOLUTIONS

V. Resolution 68: To Review and Approve the IRS 990 Form Submission for FYE2020.

A motion was made by Ms. Rahn. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Rahn, Calloway

No: None

VI. Comments from the Board of Directors

There were no comments.

VII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. Motion was made by Ms. Oliveri. Second by Ms. Rahn. Meeting adjourned at 7:24 p.m.

Bob Hutton, President

Date

Rigel Oliveri, Secretary

Date

Certification of Public Notice

I Randy Cole, Executive Director of the Columbia Community Housing Trust, do hereby certify that on November 16, 2021, I posted public notice of the November 12, 2021 Columbia Community Housing Trust special meeting and distributed copies of the notice and agenda to the Board of Directors 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 Columbia Housing Authority (CHA) offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Randy Cole, Executive Director
Columbia Community Housing Trust

Date



2022 DONATION AGREEMENT

This donation agreement (the "Agreement") is delivered to be effective as of the day of February 23, 2022 (the "Effective Date") by and among VETERANS UNITED FOUNDATION, a 501(C)(3) nonprofit (the "Foundation"), and HOUSING AUTHORITY OF THE CITY OF COLUMBIA (the "Partner").

Background

The Foundation is a charitable foundation organized under the provision of Section 501(C) (3) of the Internal Revenue Code of 1986, as amended, by Veterans United Home Loans. Seven voting board members of the foundation are employees of Veterans United Home Loans and have approved a donation for 2022 support for Kinney Point Affordable Housing Development.

The parties desire the charitable contribution made by this Agreement to be made in compliance with all of the applicable provisions of the Code, and accompanying Treasury Regulations governing charitable foundations under the Code, as interpreted and applied by the Internal Revenue Service.

NOW, THEREFORE, the Foundation and the Partner, intending to be legally bound by the terms of this Agreement on the Effective Date, and for the purpose herein set forth, does hereby declare and agree as follows:

- Acceptance of the donation from the Foundation for the amount of \$1,300,000 made payable to Housing Authority of the City of Columbia. Funds will specifically provide funding towards the construction of the Kinney Point Affordable Housing Development.
- The Partner acknowledges and agrees the donation will only be used for the above-intended purpose(s).
- If the Partner intends to use the donation for any other purpose than described in this Agreement, the Partner will ask permission, in writing, from the Foundation before re-designating the donation. The Partner may use the donation for the new use, if and if only it receives written permission from the Foundation to do so.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date per the prior agreement and understanding of the parties:

Signature: _____
Randy Cole, Chief Executive Director
Housing Authority of the City of Columbia
201 Switzler
Columbia, MO 65203

Date: _____

Signature:  _____
Erik Morse, Board President
Veterans United Foundation
1400 Veterans United Drive
Columbia, MO 65203

Date: 2/24/2022



Columbia Community Housing Trust

Board Resolution

RESOLUTION #69

Authorizing the Receipt of Funding Award, Execution of all Applicable Veterans United Award Agreements, and the Implementation of Funding as Described in the Funding Application.

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 non-profit corporation, and is a component entity utilized by the Housing Authority of the City of Columbia to receive donated funds for the development of affordable housing, and

WHEREAS, the Veterans United Foundation awarded the Columbia Community Housing Trust \$1,300,000 for the development of affordable housing at Kinney Point, and

WHEREAS, the Housing Authority of the City of Columbia will continue to seek all necessary funding sources available for the development of Kinney Point, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Columbia Community Housing Trust hereby adopts Resolution #69 approving the receipt of \$1,300,000 in funds from the Veterans United Foundation and authorizes the execution of all applicable donation award agreements and the implementation of the funding and projects as described in the funding application.

Bob Hutton, President

Randy Cole, Executive Director

Adopted March 9, 2022