

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, January 21, 2026

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.*

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval Meeting Minutes
- V. **Resolution 95:** Authorizing to approve a certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials for the Providence Walkway Development prior to the commencement of construction. (*Roll Call Vote*)
- VI. Comments from the Board of Directors
- VII. Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Ms. Sara Greenleaf, Administrative 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 Sara Greenleaf by email at the following address: sgreenleaf@columbiaha.com

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

November 19, 2025, 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 19, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Bob Hutton, President, called the meeting to order at 7:20 p.m.

II. Roll Call:

Present: Bob Hutton, President
Rigel Oliveri, Commissioner
Steve Calloway, Commissioner
Steve Smith, Commissioner
Anthony Allen, Commissioner

Staff: Randy Cole, CEO
Sara Greenleaf, Administrative Assistant

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Ms. Oliveri. A second was made by Mr. Smith. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted as amended.

IV. Approval of the Minutes.

Mr. Hutton called for a motion to approve the minutes from the open meeting of June 18, 2025. A motion was made by Mr. Hutton. Second by Mr. Allen. All Members voted “aye”. Mr. Hutton declared the motion approved.

V. **Resolution 93:** Certified resolution of the Columbia Community Housing Trust authorizing the purchase of materials for the Blind Boone Development prior to the commencement of construction

Mr. Hutton stated that this resolution had been mostly discussed during the Board meeting. Mr. Smith made a motion to approve the resolution. A second was made by Ms. Oliveri. All commissioners voted "Aye"

VI. **Resolution 94:** To authorize submission of the IRS 990 Form Submission for FY 2024.

Mr. Cole started by noting that the 990 forms have already been submitted because of their deadline. Mr. Cole shared CCHT totals including the revenues exceeding expenses by \$216, 212 and the total net assets/ fund balance which is \$4,715,144. Mr. Hutton inquired about what that money is being used for. Mr. Cole responded that CHA does not have access to all of that money and that it largely stems from loans that have flowed through CCHT to Patriot Place and other projects. It will also be used to pay down construction bonds when the project is complete. The Park Avenue development account also showed an increase in funds in preparation to pay the Park Ave draw. Mr. Calloway asked if the CCHT balance can be used to purchase additional land/property. Mr. Cole stated that much of the funds cannot be as it is not liquid cash. Available cash can be used for this activity. Much of the funding comes from ownership interest as well as VU grants, shelter grant funds and Federal Home loan banks. Mr. Hutton asked if there were any questions. There were none. Mr. Calloway made a motion to approve the resolution. A second was made by Mr. Hutton. All commissioners voted "Aye".

VII. Comments from the Board of Directors

None

VIII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. Motion was made by Ms. Oliveri. Second by Mr. Smith. The meeting adjourned at 7:30 p.m.

Bob Hutton, President

Date

Steve Calloway , Secretary

Date

Certification of Public Notice

I Randy Cole, Executive Director of the Columbia Community Housing Trust, do hereby certify that on November 14, 2025, I posted public notice of the November 19, 2025, 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



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: **Resolution 95**: A certified resolution of the Columbia Community Housing Trust authorizing the purchase of materials and early start construction for the Providence Walkway Apartments.

Executive Summary

The attached resolution authorizes the Columbia Community Housing Trust (CCHT), acting through its role as sole member of the General Partner, to approve the early purchase of construction materials and limited early start activities for the Providence Walkway Apartments project prior to the conveyance of land and full construction closing.

This action is necessary to meet strict City of Columbia ARPA, CDBG, and HOME expenditure deadlines, maintain project momentum, and align construction sequencing, while remaining compliant with Missouri Housing Development Commission (MHDC) requirements, partnership agreements, and applicable nonprofit governance standards.

Discussion

Providence Walkway Apartments is a planned 25-unit multifamily housing development that will be developed through a limited partnership structure, with CCHT serving as the sole member of the General Partner entity. The Housing Authority of the City of Columbia (CHA) currently owns the underlying land and will convey the property to the Project Partnership at closing.

The project is financed in part with City of Columbia ARPA, CDBG, and HOME funds, each of which carries time-sensitive expenditure requirements. To avoid forfeiture of funds and unnecessary project delay, materials must be purchased prior to land conveyance and financial closing.

MHDC has formally approved an Early Start Waiver, allowing narrowly defined early activities to proceed before tax credit allocation and loan closing, provided such activities remain consistent with the approved scope and do not jeopardize program compliance. Staff will also be ensuring CHA maintains compliance with RAD conversion limitations leading up to closing. The resolution authorizes CCHT to act in reliance on this approved waiver.

Specifically, the resolution authorizes CCHT to:

- Enter into contracts and agreements on behalf of the General Partner and Project Partnership necessary to facilitate early procurement of materials;
- Authorize the expenditure of City ARPA, CDBG, and HOME funds for construction materials prior to land conveyance;



Housing Authority of the City of Columbia, Missouri

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- Cause the Project Partnership to commence limited early start activities consistent with MHDC's approved waiver;
- Authorize the sale of property located at 106 E. Worley Street to the Project Partnership at appraised value; and
- Designate authorized officers to execute documents and take related actions necessary to carry out the resolution.

These actions are structured to ensure that early expenditures are properly documented, insured, and limited in scope, while preserving full compliance with MHDC, City funding requirements, and partnership obligations.

Recommended Commission Action

Approve the certified resolution of the Columbia Community Housing Trust authorizing early procurement of materials, limited early start activities, execution of related agreements, and associated actions necessary to advance the Providence Walkway Apartments project in compliance with funding deadlines and regulatory approvals.



Columbia Community Housing Trust

Board Resolution

RESOLUTION 95

CERTIFIED RESOLUTION OF COLUMBIA COMMUNITY HOUSING TRUST AUTHORIZING THE PURCHASE OF MATERIALS FOR THE PROVIDENCE WALKWAY DEVELOPMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION

On January 21, 2026, at a meeting of the Board of Directors (the “Board”) of Columbia Community Housing Trust, a Missouri nonprofit corporation (“CCHT”) at which a quorum was in attendance, acting pursuant to its Bylaws, the following resolutions were adopted:

WHEREAS, the CCHT is the sole member of Providence Walkway Housing GP, LLC, a Missouri limited liability company (“General Partner”), the general partner of Providence Walkway Housing Development Group, LP, a Missouri limited partnership (“Project Partnership”); and

WHEREAS, the Housing Authority of the City of Columbia, Missouri (“Housing Authority”) is currently the owner of property on which a 25-unit multi-family housing development for families will be developed and known as “Providence Walkway Apartments” (the “Providence Walkway Apartments Project”); and

WHEREAS, the Housing Authority will sell the land for the Providence Walkway Apartments Project (“Land”) to the Project Partnership; and

WHEREAS, the Providence Walkway Apartments Project will be financed in part, by American Rescue Plan Act financing from the City of Columbia, Missouri (“City”) in the amount of \$3,000,000.00 (“City ARPA Financing”) by Community Development Block Grant financing from the City in the amount of \$320,000.00 (“City CDBG Financing”), and HOME Investment Partnerships Act financing from the City in the amount of \$150,000.00 (“City HOME Financing”); and

WHEREAS, the City ARPA Financing, the City CDBG Financing and the City HOME Financing requirements impose strict expenditure deadlines which require the expenditure of funds for materials on the Providence Walkway Apartments Project prior to the conveyance of the Land for the Providence Walkway Apartments Project to the Project Partnership; and

WHEREAS, that certain Acknowledgement of No Commitment to Allocate Low-Income Housing Tax Credits and Loan Funds and Waiver of Recourse (“Acknowledgement and Waiver”) was made as of December 4, 2025, by and between the Project Partnership, and Missouri Housing Development Commission (“MHDC”); and

WHEREAS, MHDC has agreed to the waiver request to allow the Project Partnership to commence with the work as narrowly described in the Waiver Request approved by MHDC on December 1, 2025, and attached to the Acknowledgement and Waiver as Exhibit “B” thereto (“Approved Early Start Waiver”); and

NOW THEREFORE BE IT RESOLVED, that the Board of CCHT hereby (i) authorizes and directs CCHT to enter into any and all contracts and agreements on behalf of the General Partner on behalf of the Project Partnership necessary to facilitate the expenditure of City ARPA Financing funds, the City CDBG Financing funds and the City HOME Funds on materials for the Providence Walkway Apartments Project prior to the conveyance of the Land to the Project Partnership, including, but not limited to any construction contract and other agreements with E.M. Harris Construction Company, a Missouri corporation (“Contractor”) or with the Housing Authority, and (ii) authorizes and directs the expenditure of City ARPA Financing funds, the City CDBG Financing funds, and the City HOME Financing on materials for the Providence Walkway Apartments Project prior to the conveyance of the Land to the Project Partnership; and

BE IT FURTHER RESOLVED, that CCHT is hereby authorized and directed to sell its entire interest in the property located at 106 E. Worley Street, Columbia, Missouri, to the Project Partnership for the appraised value thereof as determined by an appraisal to be prepared by Moore & Shryock, and in connection therewith, a purchase contract, a deed, a closing statement, and other documents necessary to consummate such sale are hereby authorized and directed; and

BE IT FURTHER RESOLVED, that CCHT is authorized and directed to cause the Project Partnership to commence construction and purchase materials for the Providence Walkway Apartments Project which does not conflict with any applicable Declaration of Trust affecting the property on which the Providence Walkway Apartments Project is being developed, pursuant to an “early start” process contemplated by the Approved Early Start Waiver, a copy of which is attached hereto as Exhibit 1 and has been made available to the members of the Board; and

BE IT FURTHER RESOLVED that the following officers are duly appointed and currently act as authorized signatories of CCHT in the following capacity:

Randy Cole	Authorized Officer
Bob Hutton	President or Chair

BE IT FURTHER RESOLVED, that either Randy Cole as Authorized Officer or Bob Hutton as the President or Chair is hereby authorized to sign for CCHT and to take such other actions as he deems necessary and/or desirable in connection with all matters relating, directly or indirectly, to the development of the Project and to carry out these Resolutions.

IN WITNESS WHEREOF, we have hereunto set our hands for CCHT as of January 21, 2026.

COLUMBIA COMMUNITY HOUSING TRUST,
a Missouri nonprofit corporation

By: _____
Bob Hutton, Chair/President

By: _____
Steve Calloway, Secretary