

MINUTES

On the 20th day of August 2020 at 2:30PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session via tele-conference.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS:	Brian Colvert, Chair Cheryl Dingwell-Keckritz, Vice Chair Steve Powell, Commissioner Donnis Martin, Commissioner Jesse Spaeth, Commissioner
STAFF:	Paul Spencer, Deputy Director
EXCUSED:	Trudy Harper, Finance Director Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager
ABSENT:	Eric Phillips, Commissioner Sharon King, Commissioner
VISITORS:	No visitors
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine C. Santucci

Chair Colvert called the Regular Meeting of the Board of Commissioners to order at 2:31 PM.

II. APPROVAL OF MINUTES:

Chair Colvert called for the motion to approve the minutes of the Regular Meeting of June 18, 2020. Vice Chair Dingwell-Keckritz so moved; Commissioner Martin seconded. Motion carried with unanimous approval with correction to page 3, *Director's Report; Shook's Run*.

III. CITIZEN DISCUSSION:

Chair Colvert called for Citizen Discussion. There was no Citizen Discussion.

Chair Colvert called for discussion of the Consent Calendar:

IV. CONSENT CALENDAR:

A. Housing Project Development

1. Modernization
2. Maintenance
 - a. Housing Authority Work Order Totals

B. Finance/Administration

1. Combined Financials
2. Affordable Housing Projects
 - a. ComCap Asset Management

- b. Team Asset Management Managed Properties
 - 3. Loan Payments
 - 4. Accounts Payable - Payment Detail Report
 - 5. Information Technology
- C. Operations**
 - 1. Human Resources
 - 2. Intake/Eligibility Monthly Report
 - 3. Section 8
 - a. Housing Choice Vouchers - Leasing Data
 - b. Special Programs
 - c. Home Ownership Program
 - 4. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties
 - b. PHAS Scoring Update

There was no discussion.

V. ACTION ITEMS:

Resolution 2412: Approval of Account Write offs for vacated accounts for month ending June 30, 2020:

Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Martin seconded. Motion carried with unanimous approval.

Resolution 2413: Approval of Account Write offs for Homeownership Program for month ending June 30, 2020:

Chair Colvert called for the motion to approve. Commissioner Martin so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

Resolution 2414: Approval of Account Write offs for month ending July 31, 2020:

Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2415: Approval of Account Write offs for Homeownership Program for month ending July 31, 2020:

Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2416: Approval of changes to the Section 8 ADMIN Plan in reference to Selection from the Waiting List:

Chair Colvert called for the motion to approve. Commissioner Powell so moved; Vice Chair Dingwell-Keckritz seconded. Prior to voting, Vice Chair Dingwell-Keckritz asked for clarification on the resolution. Mr. Spencer replied that the resolution relates to the Greenway Flats project. Calling for the vote, the resolution passed with unanimous approval.

Resolution 2417: Approval of Income Limits for Rio Grande Village effective August 1, 2020:

Chair Colvert called for the motion to approve. Commissioner Spaeth so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Budget Update:

Mr. Wright stated the Authority's 2021 budget preparations are well underway and the budget will be presented for consideration at the September Board meeting. With the current COVID situation, along with 2020 being an election year, we do not anticipate a budget from Congress. Funding trends are uncertain; therefore, the Authority will again present a conservative budget.

2. Shook's Run:

The closing date for the construction loan is scheduled for September 15, with construction to begin within four weeks after closing. Mr. Wright stated the Board will be receiving a resolution (pertaining to the partnership) in the coming days via email; immediate approval of the resolution is requested.

This concluded the Executive Director's Report.

VII. OLD BUSINESS:

There was no Old Business to come before the Board.

VIII. NEW BUSINESS/OTHER BUSINESS:

There was no new/other business to come before the Board.

IX. EXECUTIVE SESSION:

At 2:49PM, Chair Colvert called for the motion to adjourn from Regular Session to convene in Executive Session for to discuss property development. Commissioner Martin so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

X. ADJOURNMENT:

At 3:08PM, Chair Colvert called for the motion to adjourn from Executive Session and re-convene in Regular Session. Commissioner Spaeth so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

At 3:09 PM Chair Colvert called for the motion to adjourn Regular Session. Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

BRIAN COLVERT, CHAIR

CHAD WRIGHT, SECRETARY