

## MINUTES

On the 21st day of January 2021 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 Jesse Spaeth, Commissioner Sharon King, Commissioner Eric Phillips, Commissioner
STAFF:	Paul Spencer, Deputy Director Trudy Harper, Finance Director
EXCUSED:	Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist
VISITORS:	No visitors
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine C. Kuchera

Chair Colvert called the Regular Meeting of the Board of Commissioners to order at 2:35 PM.

### II. **APPROVAL OF MINUTES:**

Chair Colvert called for the motion to approve the minutes of the Regular Meeting of September 17, 2020 as presented. Commissioner Sharon King so moved; Vice-Chair Dingwell-Keckritz seconded the motion. Motion carried with unanimous approval.

### 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 of the Consent Calendar.

**V. ACTION ITEMS:**

***Resolutions 2439-2448:***

Resolutions 2439-2448 were presented electronically to the Board of Commissioners on January 13, 2021. All were approved by majority vote.

Chair Colvert asked if there were any additional resolutions to come before the Board. There were no additional resolutions presented to the Board.

**VI. EXECUTIVE DIRECTOR'S REPORT:**

**1. Mission Critical:**

Despite difficult times and deep challenges to operations and management, the Authority has been meeting the marks for PHAS, leasing, etc. and with the numerous stresses of the past months, we have remained focused on the core mission and finished 2020 better than anticipated. Referring to the Modernization Report, Mr. Wright said the Authority continues to move along with renovation projects. Trudy and Jeff have been tying up year end in preparation for audit in April. Mr. Wright stated the entire staff is to be commended for their hard work, particularly during such an extraordinary time as this.

**2. Federal Budget for 2021:**

We have begun to see budget numbers that will impact us. News is generally good; the Authority should see level funding levels for the year with some minor increases. As is the practice, we will take the first quarter of this year to examine the real numbers in federal dollars. Overall, the news is good. The Authority received the 2019 PHAS Score (very late in arriving from HUD). The Authority earned a 93 for the year, meaning we maintain High Performer status.

**3. Shook's Run:**

As of last week, construction went vertical meaning the framing is now in progress and the second story framing is in process on building #4. We are still anticipating October completion.

**4. New Commissioner:**

Commissioner Donnis Martin moved away and a new commissioner was appointed by the Mayor. Eddie Rodriguez, who has a Tech background, will be confirmed January 26; and sworn in at the February meeting. Prior to that meeting, Mr. Rodriguez will have a board orientation.

Commissioner King asked about the executive order from President Biden regarding extending the moratorium on evictions; does this have an impact on the Authority. Chad replied it does impact us, as have the two previous eviction moratoria; the Authority has continued to accommodate tenants through the Pandemic.

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:**

None.

At 2:45PM Chair Colvert called for motion to adjourn from Regular Session and convene in Executive Session. Commissioner Spaeth so moved; Commissioner King seconded. Motion carried with unanimous approval.

**XI. EXECUTIVE SESSION:**

Executive session convened for the purpose of discussing property development.

At 3:30PM, Chair Colvert called for the motion to adjourn Executive Session; Vice Chair Dingwell-Keckritz so moved; Commissioner Powell seconded. The motion carried with unanimous approval.

**X. ADJOURNMENT:**

There being no further business to come before the Board, Chair Colvert called for the motion to adjourn Regular Session; Commissioner King so moved; Vice Chair Dingwell-Keckritz seconded the motion. Motion carried with unanimous approval; the Board adjourned at 3:32PM.

---

BRIAN COLVERT, CHAIR

---

CHAD WRIGHT, SECRETARY