

MINUTES

On the 18th day of March 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 Jesse Spaeth, Commissioner Eddie Rodriguez, Commissioner Sharon King, Commissioner
STAFF:	Paul Spencer, Deputy Director
EXCUSED:	Steve Powell, Commissioner Trudy Harper, Finance Director Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist
ABSENT:	Eric Phillips, Commissioner
VISITORS:	No visitors
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine C. Kuchera

Chair Brian Colvert called the Regular Meeting of the Board of Commissioners to order at 2:32 PM.

II. APPROVAL OF MINUTES:

Chair Colvert called for the motion to approve the minutes of the Regular Meeting of February 18, 2021 as presented. Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded the motion. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

There was no Citizen Discussion.

Chair Colvert called for questions and discussion of items on 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:

Resolution 2453: Approval of vacated accounts for period ending February 28, 2021:
Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2454: Approval of account write offs for the Homeownership Program for period ending February 28, 2021:

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

Resolution 2455: Approval to open the Waiting List for Public Housing 3-bedroom and Southview Plaza Elderly/Disabled:

Mr. Spencer provided information to the Board. Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval.

EXECUTIVE DIRECTOR'S REPORT:

1. Agency Audit:

Mr. Wright stated the annual agency audit is scheduled to take place the week of April 19 with auditors on site. Due to COVID-19 restrictions, we will not have the audit closing meeting in person, rather, the complete report will be available in early June. The Authority will receive the preliminary status on April 22, and it will be provided to the Board as well.

2. Shook's Run Update:

Progress on the project continues. Despite a few days of inclement weather, we should meet the opening schedule in late October-early November.

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 Business or Other Business to come before the Board.

At 2:40PM Chair Colvert called for the motion to adjourn from Regular Session and convene in Executive Session. Commissioner Rodriguez so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

XI. EXECUTIVE SESSION:

Executive session convened for the purpose of discussing property development.

At 3:22PM, Chair Colvert called for the motion to adjourn Executive Session and reconvene in Regular Session. Commissioner Spaeth so moved; Commissioner King seconded. The motion carried with unanimous approval.

Miscellaneous:

The question was raised regarding when the Board would resume in person meetings.

Mr. Wright suggested the Board resume discussion on this in June, with the possibility of the Board beginning in person meetings in August.

For the benefit of the two new commissioners, Mr. Wright stated the Annual Meeting will precede the Regular meeting in April, along with election of officers.

X. ADJOURNMENT:

There being no further business to come before the Board, Chair Colvert called for the motion to adjourn Regular Session; Vice Chair Dingwell-Keckritz so moved; Commissioner Spaeth seconded the motion. Motion carried with unanimous approval; the Board adjourned at 3:25PM.

BRIAN COLVERT, CHAIR

CHAD WRIGHT, SECRETARY