

MINUTES

On the 15th day of September 2022 at 2:30PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS:	Eric Phillips, Chair Eddie Rodriguez, Vice Chair Jesse Spaeth, Commissioner Karen Anderson, Commissioner John Vasilakis, Commissioner
STAFF:	Paul Spencer, Deputy Director Jeff Kunkle, IT Manager Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Valerie Switzer, Human Resources Generalist
EXCUSED:	Cathi Sullivan, Commissioner Laura Nelson, Commissioner Trudy Harper, Finance Director
VISITORS:	No visitors
EX OFFICIO:	Chad Wright, Secretary

Chair Phillips called the meeting to order at 2:30 PM.

II. APPROVAL OF MINUTES:

Chair Phillips called for the motion to approve the minutes of the August 18, 2022; Regular Meeting as presented. Commissioner Spaeth so moved; Commissioner Vasilakis seconded. The motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

There was no Citizen Discussion.

Chair Phillips called for questions or comments 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 August 2022
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

Commissioner Vasilakis inquired about the following:

B. Finance/Administration/1. Combined Financials for August 2022/ Page 3:

Regarding two tax credit projects on the report, *The Creek at Cottonwood Apartments* and *The Commons for Homeward Pikes Peak*, Commissioner Vasilakis noted that there is no income. Mr. Wright stated that the projects are not complete, therefore, there is no income to report.

B. Finance/Administration: 3. Loan Payments/Page 6:

Commissioner Vasilakis asked if we are still considering paying off some loans. Mr. Wright stated we are holding off for now due to the current financial climate.

There being no further discussion of the Consent Calendar, Chair Phillips called for the motion to approve. Vice Chair Rodriguez so moved; Commissioner Vasilakis seconded. Motion carried with unanimously.

V. ACTION ITEMS:

Resolution 2517: Approval of account write offs for period ending August 32, 2022

Chair Phillips called for the motion to approve. Commissioner Spaeth so moved; Vice Chair Rodriguez seconded. Motion carried unanimously.

Resolution 2518: Approval of Homeownership bad debts for period ending August 31,2022

Chair Phillips called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried unanimously.

Resolution 2519: Resolution approving the 2023 CSHA Operating Budget:

Various aspects of the Operating Budget were discussed:

- a. Preparation/Timelines
- b. Vendors costs
- c. Salaries
- d. Development Fund
- e. Reserve Accounts
- f. Unrestricted Funds (Funds from Tax Credit income and Managed Properties)
- g. Housing Projects (Section 7 and Public Housing)

Following discussion of the Budget, Chair Phillips called for the motion to approve Resolution 2519. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried unanimously.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Property Renovations:

Mr. Wright stated that common area renovations are currently under way at Firtree Apartments (interior areas) and Garden Pines Apartments (exterior painting).

2. Affordable Housing:

Mr. Wright referenced a recent article on interest rates and construction costs and how they are driving a slow down on property development.

VII. OLD BUSINESS:

1. Board Packet:

Mr. Wright noted the return to the traditional monthly board packet and asked the Board to let us know if they want any changes going forward.

2. October Board Meeting:

The October meeting will be held offsite. The meeting will convene at 1:00PM and the executive session planning meeting will immediately follow.

VIII. NEW BUSINESS/OTHER BUSINESS TO COME BEFORE THE BOARD:

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

IX. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

X. ADJOURNMENT:

There being no further business to come before the Board, Chair Phillips called for the motion to adjourn the meeting 3:423PM. Commissioner Vasilakis so moved; Commissioner Anderson seconded, and the motion carried with unanimous approval.

ERIC PHILLIPS, CHAIR

CHAD WRIGHT, SECRETARY