



22 South 4th Avenue, Brighton CO 80601

Annual Board Meeting Minutes – January 13, 2022

1. CALL TO ORDER:

Board Chair, Ms. Michelle Miller called the meeting to order at 5:34PM.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: (*Via-teleconference*) Michelle Miller, (*Via-teleconference*) David Leon, (*Via-teleconference*) Bob Gaiser, (*Via-teleconference*) Terry Lucero, (*Via-teleconference*) Dave Rose, (*Via-teleconference*) Spencer Cowen

Commissioners Not Present: Clint Blackhurst

Commissioners Absent: Doug Lambert

BHA Staff Present: (*In-person*) Debra Bristol, (*Via-teleconference*) Kate Milburn, (*Via-teleconference*) Susana Lopez-Baker, (*Via-teleconference*) Anneli Berube, (*Via-teleconference*) Andrew Dall, (*Via-teleconference*) Mark Berry (BHA Attorney), (*Via-teleconference*) Jack Blosky

4. SEATING OF ALTERNATES:

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser to seat Dave Rose as an alternate.

5. PUBLIC COMMENT:

There was no public comment.

6. APPROVAL OF AGENDA:

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser, to approve the January 13, 2022 Annual Board Meeting Agenda as presented.

Vote: Approved by all present.

7. APPROVAL OF MINUTES FROM THE NOVEMBER 11, 2021 BOARD MEETING:

Commissioner Bob Gaiser moved, seconded by Commissioner David Leon, to approve the November 11, 2021 Meeting Minutes as presented.

Vote: Approved by all present.

8. OCCUPANCY REPORTS:

Commissioner Bob Gaiser moved, seconded by Commissioner Terry Lucero, to approve the October & November 2021 Occupancy Reports as presented.

9. FINANCIAL REPORTS:

Commissioner David Leon moved, seconded by Commissioner Terry Lucero, to approve the October & November 2021 Financial Reports as presented.

10. RESOLUTIONS/STAFF MEMOS:

Resolution No. 22-01-01

Board Chair, Michelle Miller, read to the Authority Resolution No. 22-01-01; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, to implement the U.S. Department of Housing and Urban Development approved Fair Market Rents and Payment Standards for 2022 to be effective January 1, 2022.

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser, to approve Resolution No. 22-01-01 as presented.

Vote: Approved by all present.

Resolution No. 22-01-02

Board Chair, Michelle Miller, read to the Authority Resolution No. 22-01-02; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, to implement the 2022 Utility Allowance Schedules to be effective January 1, 2022.

Commissioner Dave Rose moved, seconded by Commissioner Terry Lucero, to approve Resolution No. 22-01-02 as amended.

Vote: Approved by all present.

Resolution No. 22-01-03

Board Chair, Michelle Miller, read to the Authority Resolution No. 22-01-03; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, approving the 2022 BHA initial budget to be effective January 1, 2022.

Commissioner Bob Gaiser moved, seconded by Commissioner David Leon, to approve Resolution No. 22-01-03 as amended.

Vote: Approved by all present.

Resolution No. 22-01-04

Board Chair, Michelle Miller, read to the Authority Resolution No. 22-01-04; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, approving conditional commitment letters from the Colorado Housing and Finance

Authority which include the terms of two loans dated January 11, 2022 for a permanent loan and a capital magnet fund loan for the refinance of Brighton Village I.

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser, to approve Resolution No. 22-01-04 as amended.

Vote: Approved by all present.

11. ADJOURNMENT:

Commissioner Mark Humbert moved, seconded by Commissioner Bob Gaiser, to adjourn the meeting at 5:55 PM.

12. NEXT BRIGHTON HOUSING AUTHORITY MEETING:

Scheduled for March 10, 2022 at 4PM via teleconference.

Approved: 3.10.22