

**HOUSING AUTHORITY OF THE CITY OF AURORA
BOARD OF COMMISSIONERS**

MINUTES

6:00 p.m. September 10, 2026

Presiding: Chairperson Ashburn

Present: Commissioner Barnes
Commissioner Carson
Commissioner Mayor Coffman
Commissioner Huffman
Commissioner Neeley
Commissioner Suh

Staff: Steve Blackstock, Executive Director
Les Arney, Chief Financial Officer
Celia Rivas, Director of Assisted Housing
Cindy Gonzales, Director of Property Management
Hannah Han, Director of Communications
Laura Getz, Director of Family Services
Martin Petrov, Director of Housing Development
Steven Romero, Director of Maintenance
Kristin Mounce, Office Manager & HR Coordinator

Guests: Sarah Pulliam, City of Aurora
Joey Trinity, Mercy Housing

REGULAR SEPTEMBER MEETING

CALL TO ORDER

Chairperson Ashburn called the regular September meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

Commissioner Barnes made a motion to adopt the agenda.
Second by Commissioner Suh. Motion carried.

ELECTION OF BOARD VICE-CHAIRPERSON

Chairperson Ashburn opened the floor to nominations:
Commissioner Huffman proposed Deborah Neeley nominated for Vice-Chairperson.
Commissioner Barnes made a motion to nominate the proposed slate of officers. Second by
Commissioner Suh. There were no objections. Motion carried.

PUBLIC TO BE HEARD

There was no public to be heard.

INTRODUCTION OF NEW COMMISSIONER, DANIELLE CARSON

Mr. Blackstock introduced and welcomed the new Commissioner, Danielle Carson to the Board.

CONSENT AGENDA

All in favor of approving the consent agenda. None opposed.

Agenda Item #7 – Financial Reports

Mr. Arney provided highlights from the balance sheet and budget comparison reports for all AHA properties, AHA Fund, and Housing Choice Voucher programs.

Commissioner Barnes made a motion to accept the financials. Second by Commissioner Huffman. Motion carried.

Agenda item #8 – Village Gardens Apartments

Mr. Blackstock presented a discussion regarding Village Gardens Apartments following Ms. Malveaux's attendance at the Board's August 2026 meeting. Mr. Blackstock stated that Aurora Housing Authority staff recommend against entering into a voucher administration agreement with Village Gardens Apartments.

Commissioner Mayor Coffman made a motion to concur with staff's recommendation. Vice Chair Neeley seconded the motion. None were opposed.
Motion carried.

Agenda Item #9 – Special Limited Partnership Presentation – Crossbar Commons

Mr. Blackstock introduced Mr. Trinity with Mercy Housing to the Board. Mr. Trinity presented to the Board, requesting the participation of Aurora Housing Authority as a Special Limited Partner (SLP) on Crossbar Commons.

EXECUTIVE SESSION – Real Estate Matters §24-6-402(4)(a), C.R.S.

Commissioner Huffman made a motion to move the Board of Commissioners into an Executive Session pursuant to §24-6-402(4)(a), C.R.S., for the purpose of discussing Real Estate Matters at 7:07 p.m. Second by Vice-Chair Neeley. Motion carried.

Commissioner Mayor Coffman made a motion to exit Executive Session at 7:12 p.m. Second by Commissioner Suh. Motion carried.

Agenda Item #9 – Special Limited Partnership Presentation – Crossbar Commons

Commissioner Huffman made a motion to approve AHA Board resolution number 691, approving the special limited partnership between Aurora Housing and Mercy Housing. Second by Vice-Chair Neeley. Motion carried.

New Business/Commissioner Comments

There was no new business, or additional Commissioner Comments.

ADJOURNMENT

There being no further business, Commissioner Suh made a motion to adjourn the meeting. Second by Commissioner Barnes. Motion carried.

Chairperson Ashburn adjourned the meeting at 7:15 p.m.


Thomas Ashburn, Chairperson
Housing Authority of the City of Aurora


Steve Blackstock
Executive Director/Secretary