HOUSING AUTHORITY OF THE CITY OF AURORA
BOARD OF COMMISSIONERS

MINUTES
6:00 p.m. July 9, 2026

Presiding: Chairperson Cleland

Present: Vice-Chair Spencer
Commissioner Ashburn
Commissioner Barnes
Commissioner Huffman
Commissioner Suh

Excused: Commissioner Neeley

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

Guests: Kelly Pretzer, BMC Investments
Marcus Pachner, The Pachner Company

REGULAR JULY MEETING

CALL TO ORDER
Chairperson Cleland called the regular July meeting to order at 6:00 p.m.

ADOPTION OF AGENDA
Commissioner Ashburn made a motion to adopt the agenda as modified, moving the SLP presentation to the beginning of the meeting.
Second by Commissioner Suh. Motion carried.

PUBLIC TO BE HEARD
There was no public to be heard.

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

Agenda Item #5 – Special Limited Partnership Presentation – BMC Investments
Mr. Blackstock introduced Ms. Pretzer and Mr. Pachner to the Board. Ms. Pretzer presented to the Board, requesting the participation of Aurora Housing Authority as a Special Limited Partner (SLP) on their Metro Center Project.

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

Chairperson Cleland 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 6:20 p.m. Second by Commissioner Suh. Motion carried.

Commissioner Barnes made a motion to exit Executive Session at 6:42 p.m. Second by Commissioner Ashburn. Motion carried.

Agenda Item #5 – Special Limited Partnership Presentation – BMC Investments

Commissioner Barnes made a motion to not partner with BMC Investments on the Metro Center Project, per staff recommendation. Second by Commissioner Suh. Motion carried. It is noted that Chairperson Cleland abstained from the vote.

Agenda item #6 – 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 Ashburn made a motion to accept the financials. Second by Commissioner Barnes. Motion carried.

Agenda item #7 – AHA Administrative Plan

Ms. Rivas brought forth to the Board AHA Board Resolution number 687, approving the modifications to chapters 4 and 19 of the AHA Administrative plan.

Commissioner Ashburn made a motion to approve AHA Board Resolution number 687. Second by Commissioner Huffman.
Motion carried.

New Business/Commissioner Comments

Chairperson Cleland brought the topic of the expiry of her term as a commissioner for the Board, along with that of Vice-Chair Spencer's. Discussion ensued.

ADJOURNMENT

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

Chairperson Cleland adjourned the meeting at 7:24 p.m.

Barbara C Cleland

Barbara Cleland, Chairperson
Housing Authority of the City of Aurora

Steve Blackstock
Executive Director/Secretary