

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

MINUTES

6:00 p.m. August 13, 2026

Presiding: Vice-Chair Spencer

Present: Commissioner Ashburn
Commissioner Barnes
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
Laura Getz, Director of Family Services
Martin Petrov, Director of Housing Development
Steven Romero, Director of Maintenance
Kristin Mounce, Office Manager

Guests: Blaise Rastello, Ulysses Development

Public: Gloria Malveaux, Village Gardens Apartments

REGULAR AUGUST MEETING

CALL TO ORDER

Vice-Chair Spencer called the regular August 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 CHAIRPERSON

Vice-Chair Spencer opened the floor to nominations:
Commissioner Huffman proposed Thomas Ashburn nominated for 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

Ms. Malveaux with Village Gardens Apartments was present at the meeting. Ms. Malveaux spoke to the Board and staff regarding the conversion at her property from a HUD Mod Rehab to another HUD program, seeking assistance in administering the new program.

INTRODUCTION OF NEW COMMISSIONER, MAYOR MIKE COFFMAN

Mr. Blackstock introduced and welcomed the new Commissioner, Mayor Mike Coffman to the Board.

RECOGNITION OF BARBARA CLELAND

Mr. Blackstock recognized and thanked former Commissioner Cleland for her many years of dedication and service to the Board of commissioners. Commissioner Cleland was presented with a recognition statue as a minor token of appreciation.

CONSENT AGENDA

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

Agenda Item #8 – 2025 Audit

Mr. Arney presented to the Board the 2025 Audit for approval.

Discussion ensued.

Commissioner Huffman made a motion to approve the 2025 Audit. Second by Commissioner Barnes. Motion carried.

Agenda Item #9 – Special Limited Partnership Presentation – The Grove at Pinewood

Mr. Blackstock introduced Mr. Rastello with Ulysses Development to the Board. Mr. Rastello presented to the Board, requesting the participation of Aurora Housing Authority as a Special Limited Partner (SLP) on The Grove at Pinewood.

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

Commissioner Suh 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 7:11 p.m. Second by Commissioner Neeley. Motion carried.

Commissioner Barnes made a motion to exit Executive Session at 7:16 p.m. Second by Commissioner Huffman. Motion carried.

Agenda Item #9 – Special Limited Partnership Presentation – The Grove at Pinewood

Commissioner Huffman made a motion to approve AHA Board resolution number 688, approving the special limited partnership between Aurora Housing and Ulysses Development. Second by Commissioner Neeley. Motion carried.

Agenda item #10 – City of Aurora Bond Cap Assignment

Mr. Petrov brought forth to the Board AHA Board Resolution number 689, declaring AHA's intent to issue bonds and authorizing carryforward allocation.

Commissioner Suh made a motion to approve AHA Board Resolution number 689. Second by Commissioner Huffman. Motion carried.

Agenda item #11 – PAB Bond Issuance

Mr. Arney brought forth to the Board AHA Board Resolution number 690, supporting the issuance of PAB bonds for the Crossbar Commons project.

Commissioner Huffman made a motion to approve AHA Board Resolution number 690. Second by Commissioner Barnes.
Motion carried.

New Business/Commissioner Comments

There was no new business, or additional Commissioner Comments.

ADJOURNMENT

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

Chairperson Ashburn adjourned the meeting at 7:28 p.m.



Thomas Ashburn, Chairperson
Housing Authority of the City of Aurora



Steve Blackstock
Executive Director/Secretary