

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

**MINUTES  
6:00 p.m. March 13, 2025**

Presiding: Chairperson Cleland

Present: Vice-Chair Spencer  
Commissioner Ashburn  
Commissioner Huffman  
Commissioner Neeley

Excused: Commissioner Barnes  
Commissioner Suh

Staff: Steve Blackstock, Interim Executive Director, Sr. Director of Family Services  
Les Arney, Chief Financial Officer  
Taylor Schaffter, Sr. Director of Human Resources  
Celia Rivas, Director of Assisted Housing  
Laura Getz, Manager of Homeless and Housing Stability Services

**REGULAR MARCH MEETING**

**CALL TO ORDER**

Chairperson Cleland called the regular March meeting to order at 6:00 p.m.

**ADOPTION OF AGENDA**

Commissioner Ashburn made a motion to adopt the agenda.  
Second by Commissioner Neeley. 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 – Aurora@Home Update**

Ms. Getz presented to the Board an overview and update on the Aurora@Home program. Discussion ensued.

The Board thanked Ms. Getz for her presentation and update, commending the work of the program and staff.

**Agenda item #6 – Section Eight Management Assessment – SEMAP**

Ms. Rivas brought forth to the Board the final score for the Aurora Housing Authority's Section 8 Management Assessment, which graded the authority as a Standard Performer.

After discussion regarding the score, Ms. Rivas requested that the Board approve the assessment in order to receive SEMAP certification from HUD.

Commissioner Huffman made a motion to approve the authority's SEMAP score. Second by Vice-Chair Spencer.

Motion carried.

**Agenda item #7 – Special Limited Partnership Fees**

Mr. Arney brought the discussion of the agency's Special Limited Partnership Fees policy to the Board.

The Aurora Housing Authority Board of Commissioners requested a report listing all Special Limited Partnerships Fees received by the Aurora Housing Authority during the period of 2022 through 2024. Discussion regarding the report ensued.

No action was necessary at this time.

**Agenda item #8 – Aurora Housing Corporation Promissory Note**

Mr. Arney brought the discussion of the Aurora Housing Corporation's Promissory Note to the Board. Discussion regarding the promissory note ensued.

Commissioner Ashburn made a motion to agree to forgive the Tollgate Loan with the understanding that AHA's Trolley Park loan would be forgiven by AHC. Second by Vice Chair Spencer. Motion carried.

**Agenda item #9 – Peoria Crossing Land Lease**

Mr. Arney brought to the Board a proposal regarding the Peoria Crossing Land Lease. Recommending that the Board uses unrestricted cash to repay CHFA's loan due 4/30/25 and would be repaid from future ground lease payments from the Peoria entities.

Commissioner Ashburn made a motion to approve the repayment of CHFA's loan. Second by Commissioner Neeley. Motion carried.

**Agenda item #10 – Executive Search Request for Proposals Update**

Ms. Schaffter provided the Board an update on the Executive Search and the request for proposals. Ms. Schaffter provided several promising firms and overviews of their proposals for discussion. Discussion ensued.

No action was necessary at this time.

**Agenda item #11 – Executive Session – Personnel Matters**

Commissioner Ashburn made a motion to move the Board of Commissioners into an Executive Session pursuant to §24-6-402(4)(f), C.R.S., for the purpose of discussing Personnel Matters at 7:22 p.m. Second by Commissioner Huffman. Motion carried.

Commissioner Spencer made a motion to exit Executive Session at 7:49 p.m. Second by Commissioner Neeley. Motion carried.

Commissioner Ashburn made a motion to table the discussion to appoint an executive search firm. Commissioner Neely seconded. Motion carried.

**New Business/Commissioner Comments**

There was no new business, or additional Commissioner Comments.

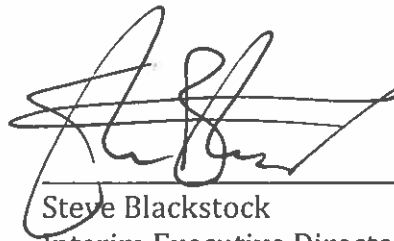
**ADJOURNMENT**

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

Chairperson Cleland adjourned the meeting at 7:50 p.m.



Barbara Cleland, Chairperson  
Housing Authority of the City of Aurora



Steve Blackstock  
Interim Executive Director/Secretary

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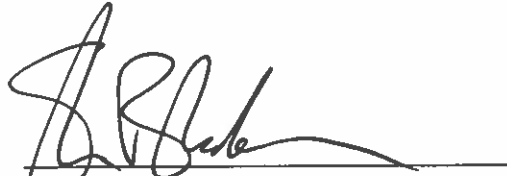
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Barbara Cleland, Chairperson  
Housing Authority of the City of Aurora

A handwritten signature in cursive script, reading "Steve Blackstock", written over a horizontal line.

Steve Blackstock  
Interim Executive Director/Secretary