

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

MINUTES
6:00 p.m. May 8, 2025

Presiding: Chairperson Cleland

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

Staff: Steve Blackstock, Interim Executive Director, Sr. Director of Family Services
Les Arney, Chief Financial Officer
Celia Rivas, Director of Assisted Housing
Torey Dixon, Senior Director of Property Operations
Cindy Gonzales, Director of Property Management
Martin Petrov, Director of Development
Kristin Mounce, Office Manager

REGULAR MAY MEETING

CALL TO ORDER

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

ADOPTION OF AGENDA

Commissioner Ashburn made a motion to adopt the agenda as modified, moving the Executive Session for Legal Matters to the front of the agenda after "Public to be Heard."
Second by Commissioner Huffman. Motion carried.

PUBLIC TO BE HEARD

There was no public to be heard.

Agenda item #5 – Executive Session, Legal Matters

Executive Session – Legal Matters

Commissioner Huffman made a motion to move the Board of Commissioners into an Executive Session pursuant to §24-6-402(4)(b), C.R.S., for the purpose of discussing Legal Matters at 6:02 p.m. Second by Commissioner Neeley. Motion carried.

Commissioner Huffman made a motion to exit Executive Session at 6:36 p.m. Second by Commissioner Neeley. Motion carried.

CONSENT AGENDA

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

Agenda item #6 – Sanctuary on Potomac

Mr. Petrov presented to the Board AHA Board Resolution No. 670, a standard requirement by the partners and entities committing funds to the project. Through this resolution the Board approves the

creation of entities for closing and authorizing Steve Blackstock to sign any documents associated with the financial closing.

Vice-Chair Spencer made a motion to approve AHA Board Resolution No. 670. Second by Commissioner Huffman. Motion carried.

Agenda item #7 – Stanley98

Mr. Petrov brought forth to the Board AHA Board Resolution No. 671, giving Steve Blackstock authorization to issue and sell Private Activity Bonds (PAB) for purposes of financing the construction of Stanley 98.

Commissioner Huffman made a motion to approve AHA Board Resolution No. 671. Second by Vice-Chair Spencer. Motion carried.

Agenda item #8 – Special Limited Partnership Fees

Mr. Petrov brought the discussion of the agency's Special Limited Partnership Fees policy to the Board. The Board is satisfied with the policy as it stands. No action was necessary at this time.

Agenda item #9 – AHA Commissioner Policies

Mr. Blackstock brought the discussion of the AHA Board of Commissioners Policies to the Board. Discussion regarding the policies ensued.

Chairperson Cleland noted that the current policies seem adequate but would like staff to review policies for other housing authorities for comparison purposes.

Agenda item #10 – Executive Session – Personnel Matters

Commissioner Barnes 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 7:21 p.m. Second by Commissioner Neeley. Motion carried.

Commissioner Huffman made a motion to exit Executive Session at 7:32 p.m. Second by Commissioner Neeley. Motion carried.

Agenda item #11 – Appointment of Executive Director

The AHA Board of Commissioners discussed AHA Board Resolution No. 672 appointing Steve Blackstock as Executive Director. Commissioner Cleland made a motion to approve AHA Board Resolution No. 672. Second by Commissioner Neely. 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 Suh. Motion carried.

Chairperson Cleland adjourned the meeting at 7:41 p.m.



Barbara Cleland, Chairperson
Housing Authority of the City of Aurora



Steve Blackstock
Interim Executive Director/Secretary