



22 South 4th Avenue * Brighton CO 80601

Regular Board Meeting Minutes – January 14, 2021

1. CALL TO ORDER:

Board Chair, Ms. Michelle Miller called the meeting to order at 6:09 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: *(Via-teleconference)* Doug Lambert, *(Via-teleconference)* David Leon, *(Via-teleconference)* Mark Humbert, *(Via-teleconference)* Bob Gaiser, *(Via-teleconference)* Michelle Miller, *(Via-teleconference)* Spencer Cowen

Commissioners Not Present: Clint Blackhurst

Commissioners Absent: None

BHA Staff Present: *(Via-teleconference)* Joseph Espinosa, *(Via-teleconference)* Susana Lopez-Baker, *(In-person at Public Location)* Kate Milburn, *(Via-teleconference)* Debra Bristol, *(Via-teleconference)* Magdalena Ruiz, *(Via-teleconference)* Andrew Dall, *(Via-teleconference)* Mark Berry (BHA Attorney), *(Via-teleconference)* Joseph Dutmer (BHA Contractor), *(Via-teleconference)* Jack Blosky (BHA CPA)

4. SEATING OF ALTERNATES:

None

5. PUBLIC COMMENT:

There was no public comment.

6. APPROVAL OF AGENDA:

Commissioner Bob Gaiser moved, seconded by Commissioner Mark Humbert, to approve the January 14, 2021 Board Meeting Agenda as presented.

Vote: Approved by all present.

7. APPROVAL OF MINUTES FROM THE DECEMBER 3, 2020 ANNUAL BOARD MEETING:

Commissioner Mark Humbert moved, seconded by Commissioner David Leon, to approve the December 3, 2020 Annual Meeting Minutes as amended to reflect that Mark Humbert nominated the Vice Chair and Chair.

Vote: Approved by all present.

8. OCCUPANCY REPORTS

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser, to approve the November 2020 Occupancy Reports as presented.

Vote: Approved by all present.

9. FINANCIAL REPORTS

Commissioner Bob Gaiser moved, seconded by Commissioner Doug Lambert, to re-approve the January, February, March, & April Financial Reports and approve the May, June, July, August, September, October, & November 2020 Financial Reports as presented.

Vote: Approved by all present.

10. RESOLUTIONS/STAFF MEMOS

Resolution No. 21-01-01

Board Chair, Michelle Miller, read to the Authority Resolution No. 21-01-01; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, approving the 2021 BHA Initial Budget to be effective January 1, 2021.

Commissioner David Leon moved, seconded by Commissioner Mark Humbert, to approve Resolution No. 21-01-01 as presented.

Vote: Approved by all present.

Resolution No. 21-01-02

Board Chair, Michelle Miller, read to the Authority Resolution No. 21-01-02; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado to implement the U.S. Department of Housing and Urban Development approved Fair Market Rents and Payment Standards for 2021.

Commissioner David Leon moved, seconded by Commissioner Bob Gaiser, to approve Resolution No. 21-01-02 as read.

Vote: Approved by all present.

Resolution No. 21-01-03

Board Chair, Michelle Miller, read to the Authority Resolution No. 21-01-03; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado to implement the 2021 Utility Allowance Schedules to be effective January 1, 2021.

Commissioner Mark Humbert moved, seconded by Commissioner Doug Lambert, to approve Resolution No. 21-01-03 as read.

Vote: Approved by all present.

Resolution No. 21-01-04

Board Chair, Michelle Miller, read to the Authority Resolution No. 21-01-04; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado to approve the Memorandum of Agreement between the Brighton Housing Authority and Almost Home, Inc.

Commissioner David Leon moved, seconded by Commissioner Doug Lambert, to approve Resolution No. 21-01-04 as read.

Vote: Approved by all present.

Resolution No. 21-01-05

Board Chair, Michelle Miller, read to the Authority Resolution No. 21-01-05; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado approving the agreement for a land donation from Adams County to the Brighton Housing Authority.

Commissioner Bob Gaiser moved, seconded by Commissioner David Leon, to approve Resolution No. 21-01-05 as read.

Vote: Approved by all present.

11. ADJOURNMENT:

Commissioner Bob Gaiser moved, seconded by Commissioner Mark Humbert, to adjourn the meeting at 6:35 PM.

12. NEXT REGULAR BRIGHTON HOUSING AUTHORITY MEETING:

Originally scheduled for March 11, 2021, rescheduled for March 25, 2021 at 4PM via teleconference.