

Windsor Housing Authority – Town of Windsor

February 15, 2022

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:01pm. Meeting completed via Zoom. Quorum was met with 3 of 5 commissioners present.

1. Roll Call

Chairperson	Frankie Cole
Vice Chairperson	Megan Ferguson
Commissioner	Diana Frick

Also present:

Jeff Feneis – Loveland Housing Authority
Andy Bickers – Loveland Housing Authority
Deb Callies – Loveland Housing Authority
Ashley Wade – Loveland Housing Authority
Mike Hersh – Loveland Housing Authority
Glenn Smith- Loveland Housing Authority
Carlin Malone – Town of Windsor
David Sislowksi – Town of Windsor

2. Adoption of the February meeting agenda: Chairperson stated to strike out item #8 (Development) since it's a duplicate. A motion was made by Commissioner Diana Frick, to accept the adoption of the February Meeting Agenda, seconded by Vice chairperson, Megan Ferguson, carried. Motion approved and adopted.
3. Adoption of the January meeting minutes: Vice person Megan Ferguson moves to accept the January meeting minutes, Commissioner Diana Frick seconds, approved.

4. Jeff update's the board on Development. Now that Darcy has resigned, Jeff & Mike will split development for a few months until we hire a replacement. With Meadowlark on the back burner, an opportunity for funding has risen. American relief funding has \$400 million for housing & are asking for projects. Resurrect re-design? Spend the rest of the year changing the design, maybe go for a more traditional 2 story, 60 units each like Mirasol has. Then we could re-apply for the 9% tax credits February 2023. Units expected to be completed by 2026. Jeff will pursue ARPA funds. \$1-2 million could cover our gap. Jeff states he'd request \$3 million to cover the increase of construction costs. LHA & WHA would work on an agreement to ease the upfront costs, with the expectation of WHA reimbursing LHA later.

Move to Old Business, Governor's Farm. They received an appraisal in Dec. Would like to see to a Non-Profit purchase property at \$7.4 million. Jeff asked the state if ARPA could purchase the property. They will do some research to ensure the programs & regulations don't conflict. The challenge is the price is so high, it might be unobtainable for WHA to purchase.

5. Board, Staff, & Management Company Communications

Property Vacancies:

Century III

- A. 1-with a leak which is now contained. Tomorrow we'll find out timeline on rehab.

Windsor Meadows

- B. 1-possibly leasing up tomorrow

Windsor Meadows Phase II

- C. 1-tenant stated would be out, now No response

Jump to Maintenance to report on leak in unit. Mike stated the leak was a result of a boiler issue, under the ground beneath the kitchen. Had to cut out the floor to access. They found & have fixed the leak. Now we will work

on the repairs. Will probably see an increase to water bill. Will explain to the town the issue to prevent future inflation.

Might need to circle back to refinancing options to rehab Century III. More & more problems arising, it would be a good idea to find out more. Maybe re-address after March when we hear back about Meadowlark.

6. Public Communications:

No public communications at this time.

7. Resident Communications:

No resident communications at this time.

8. Maintenance: Solar panels, a few units using more than their fair share.

Have scheduled inspections along with the company to investigate further. Another update next month.

10. New Business: Parking Issues at Century III

Limited street parking in front of Century III. Request has been declined to adjust the new parking. The city told Glenn, there is ample parking in the parking lot. The problem is, we currently have older residents who no longer have a vehicle or can't drive, when they leave we are getting new, younger tenants coming in. David & Carlin will assist with coordinating a face-to-face meeting with Omar (Town of Windsor) to attempt to find some resolution. Maybe a pedestrian streetlight for the crosswalk. Date will be shared once it is set.

ADJOURN:

Chairperson Frankie Cole asks for a motion to adjourn the meeting. Vice Chairperson Megan Ferguson motions to adjourn the meeting, Commissioner Diana Frick seconds. The motion passes.

The meeting adjourned on February 15, 2022, at 3:53pm

Submitted by Ashley Wade – Windsor Housing Coordinator