

Windsor Housing Authority – Town of Windsor

December 20, 2022

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:03pm. Meeting completed via Zoom. Quorum was met with 4 of 5 commissioners present.

1. Roll Call

Chairperson	Frankie Cole
Vice Chairperson	Megan Ferguson
Commissioner	Jake Martin
Commissioner	Nate Santillanes

Also present:

Jess Hinze – Loveland Housing Authority
Eric Hull – Loveland Housing Authority
Ashley Wade – Loveland Housing Authority
Mike Hersch – Loveland Housing Authority
Sandy Mezzetti – Town of Windsor

2. Adoption of the December meeting agenda: Vice Chairperson Megan Ferguson motions to adapt the meeting agenda, Commissioner Nate Santillanes makes a motion, the motion passes.

3. Adoption of the November meeting minutes: No changes for October's meeting minutes. Vice Chairperson Megan Ferguson makes a motion, Commissioner Nate Santillanes seconds, the motion passes.

4. Development Update w/ Eric.

Windsor Town board approved two resolutions on the 12th unanimously.

1) To waive fees & taxes which was about 1.1 million for the Jacoby Meadows project.

2) Authorized the approval for the fund match of approximately \$500,000 for ARPA funding.

This brings a total of \$1.5-\$1.6 million dollars to address the gap of funding for the project. Next step to submit the request for ARPA funding to the State by January 1, 2023, for \$1.4 million in funds. State will hold the application to see what CHFA's response to the 9% tax credit application is, which would be about \$13 million. 55 letters of intent have already been submitted to the State for the ARPA funding; however, it was mentioned that we have an actual project whereas several only have proposals, which is good news for the Jacoby Meadows project. The request to Greeley/Weld Housing Authority has been made to receive an updated letter of commitment to have 10 Project based voucher units at the project. Still pursuing approvals through the Town of Windsor. The general contractor, Pinkard, is to submit an updated bid for the cost of lumber/supplies by January 12th.

5. Board, Staff, & Management Company Communications:

Property Vacancies & Maintenance Reports:

Century III-

A. 1- already leased back up, 2 more by end of month. Total of 3 for December

The new water leak is in fact the same issue as the first leak that occurred. When heating, there is a loop after it leaves the boiler, the leak is there. Not much we can do for preventing it from leaking, but now we are aware of the signs & can address the issue much quicker. Time/cost on repairs have decreased.

Windsor Meadows-

- B. **1**– Finished up rock. For both phases, electric usage tracking continues. Have already seen a significant decrease. Also for both phases, already seeing benefits for switching trash services to Republic.

Windsor Meadows Phase II-

C. **1 @ end of month**

6. Public Communications:

No public communications at this time.

7. Resident Communications:

No resident communications at this time.

8. New Business:

- A. Vote on Resolution to borrow up to \$250,000 from LHA for continued expenses related to Jacoby Meadows at a 0% interest rate.

-Vice Chairperson Megan Ferguson makes a motion, Commissioner Jake Martin seconds, the motion passes.

B. Vote on Resolution to allow LHA to apply for ARPA money through CDOH on behalf of WHA.

- Vice Chairperson Megan Ferguson makes a motion, Commissioner Jake Martin seconds, the motion passes.

9. Old Business:

- B. Governor's Farm- No updates.

10. Motion authorizing the secretary to prepare any required resolution to reflect action taken by the Housing Authority Board at this meeting and authorizing the Chairperson to sign all such resolutions.

11. ADJOURN:

Chairperson Frankie Cole motions to adjourn meeting, all in favor, meeting adjourned.

The meeting adjourned on December 20, 2022, at 3:56pm

Submitted by Ashley Wade – Windsor Housing Coordinator