



22 South 4th Avenue * Brighton CO 80601

Special Board Meeting Minutes – Teleconference, March 19, 2019

1. CALL TO ORDER:

Board Chair Mr. Doug Lambert called the meeting to order at 4:03 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: Doug Lambert, Larry Warner, Bob Gaiser (via phone), Michelle Miller (via phone), Spencer Cowen (via phone)

Commissioners Not Present: None.

Commissioners Absent: David Leon, Mark Humbert, Kirby Wallin

BHA Staff Present: Joseph A. Espinosa, Jocelyn Delgado, Mark Berry (BHA Attorney, via phone)

4. SEATING OF ALTERNATES: None

5. APPROVAL OF AGENDA:

Commissioner Larry Warner moved, seconded by Commissioner Bob Gaiser, to approve the March 19, 2019 Special Board Meeting Agenda as presented.

Vote: Approved by all present.

6. PUBLIC COMMENT:

There was no public comment.

7. RESOLUTIONS/STAFF MEMOS

Resolution No. 19-03-01

Board Chair, Mr. Doug Lambert, read to the Authority Resolution No. 19-03-01; a resolution of the City of Brighton, Colorado to approve the required documents for the closing of the Libretto Phase 2 Senior Housing Project (the "Project").

Discussion regarding Resolution No. 19-03-01 led by Mark Berry, BHA Attorney.

Commissioner Larry Warner moved, seconded by Commissioner Bob Gaiser, to approve Resolution No. 19-03-01 as read.

Vote: Approved by all present.

8. NEXT BRIGHTON HOUSING AUTHORITY MEETING:

Thursday, March 21, 2019 BHA Study Session Meeting and Board Meeting at 3:00 P.M. in the EDC Conference Room at Historic City Hall.

9. ADJOURNMENT:

Commissioner Larry Warner moved, seconded by Commissioner Michelle Miller, to adjourn the meeting at 4:54 P.M.



22 South 4th Avenue * Brighton CO 80601

Board Meeting Minutes – March 21, 2019

1. CALL TO ORDER:

Board Chair Mr. Doug Lambert called the meeting to order at 5:07 P.M, following the Study Session, which began at 3:08 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: Doug Lambert, Larry Warner, Bob Gaiser, Michelle Miller, Spencer Cowen

Commissioners Not Present: None

Commissioners Absent: David Leon, Mark Humbert, Kirby Wallin

BHA Staff Present: Joseph A. Espinosa, Jocelyn Delgado, Mark Berry (BHA Attorney)

4. SEATING OF ALTERNATES: None

5. APPROVAL OF AGENDA:

Commissioner Michelle Miller moved, seconded by Commissioner Bob Gaiser, to approve the March 21, 2019 Board Meeting Agenda as amended to exclude Item 8 and Item 9.

Vote: Approved by all present.

6. APPROVAL OF MINUTES FROM THE FEBRUARY 12, 2019 BOARD MEETING:

Commissioner Larry Warner moved, seconded by Commissioner Michelle Miller, to approve the February 12, 2019 Meeting Minutes as presented.

7. PUBLIC COMMENT:

There was no public comment.

8. RESOLUTIONS/STAFF MEMOS

Resolution No. 19-03-02

Board Chair, Mr. Doug Lambert, read to the Authority Resolution No. 19-03-02; A resolution of the Commissioners of the Housing Authority of the City of Brighton,

Colorado to certify the 2018 and prior Section 8 Management Assessment Program submission to the Department of Housing and Urban Development.

Commissioner Bob Gaiser moved, seconded by Commissioner Larry Warner, to approve Resolution No. 19-03-02 as read.

Vote: Approved by all present.

9. EXECUTIVE SESSION:

Commissioner Larry Warner moved, seconded by Bob Gaiser, to enter into Executive Session as read.

Vote: Approved by all present.

Executive Session ended at 7:34 PM.

10. NEXT BRIGHTON HOUSING AUTHORITY MEETING:

To be decided.

11. ADJOURNMENT:

Commissioner Larry Warner moved, seconded by Commissioner Bob Gaiser, to adjourn the meeting at 7:40 P.M.



22 South 4th Avenue * Brighton CO 80601

Special Board Meeting Minutes – May 30, 2019

1. CALL TO ORDER:

Board Chair Mr. Doug Lambert called the meeting to order at 4:14 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: Doug Lambert, David Leon, Mark Humbert, Michelle Miller, Spencer Cowen

Commissioners Not Present: Kirby Wallin

Commissioners Absent: Bob Gaiser

BHA Staff Present: Joseph A. Espinosa, Jocelyn Delgado, Mark Berry (BHA Attorney)

4. SEATING OF ALTERNATES: None

5. APPROVAL OF AGENDA:

Commissioner Mark Humbert moved, seconded by Commissioner Michelle Miller, to approve the May 30, 2019 Board Meeting Agenda as amended to insert the word “effective” between the words “dated’ and “May” in item number 7. Staff Memos/Resolutions.

Vote: Approved by all present. Doug Lambert abstained.

6. PUBLIC COMMENT:

There was no public comment.

7. RESOLUTIONS/STAFF MEMOS

Resolution No. 19-05-01

Board Chair, Mr. Doug Lambert, read to the Authority Resolution No. 19-05-01; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, to approve the Brighton Housing Authority Procurement Policy dated effective May 30, 2019.

Commissioner David Leon moved, seconded by Commissioner Mark Humbert, to approve Resolution No. 19-05-01 as read.

Vote: Approved by all present. Doug Lambert abstained.

**8. NEXT BRIGHTON HOUSING AUTHORITY MEETING:
Special Board Meeting – June 12, 2019**

9. ADJOURNMENT:

Commissioner Mark Humbert moved, seconded by Commissioner David Leon, to adjourn the meeting at 4:47 P.M.



22 South 4th Avenue * Brighton CO 80601

Special Board Meeting Minutes – June 12, 2019

1. CALL TO ORDER:

Board Vice Chair Mr. David Leon called the meeting to order at 4:08 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Commissioners Present: David Leon, Mark Humbert, Bob Gaiser, Michelle Miller, Spencer Cowen

Commissioners Not Present: Kirby Wallin

Commissioners Absent: Doug Lambert

BHA Staff Present: Joseph A. Espinosa, Jocelyn Delgado, Mark Berry (BHA Attorney)

4. SEATING OF ALTERNATES: None

5. APPROVAL OF AGENDA:

Commissioner Bob Gaiser moved, seconded by Commissioner Mark Humbert, to approve the June 12th, 2019 Board Meeting Agenda as presented.

Vote: Approved by all present.

6. PUBLIC COMMENT:

There was no public comment.

7. RESOLUTIONS/STAFF MEMOS

Resolution No. 19-06-01

Board Vice Chair, Mr. David Leon, read to the Authority Resolution No. 19-06-01; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, to approve the submission of a letter of interest package to the United States Department of Housing & Urban Development for participation in the MTW First Cohort under notice PIH-2018-17.

Commissioner Bob Gaiser moved, seconded by Commissioner Mark Humbert, to approve Resolution No. 19-06-01 as amended to include the phrase “the Authority desires to obtain MTW designation under the First Cohort of the MTW Expansion and

states its intention to comply with the MTW objectives and statutory requirements and the Operations Notice;" directly following the phrase "NOW THEREFORE BE IT RESOLVED," in the last clause of the resolution.

Vote: Approved by all present.

Resolution No. 19-06-02

Board Vice Chair, Mr. David Leon, read to the Authority Resolution No. 19-06-02; A resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado, to approve the Brighton Housing Authority Procurement Policy dated effective May 31, 2019.

Commissioner Mark Humbert moved, seconded by Commissioner Bob Gaiser, to approve Resolution No. 19-06-02 as amended in Exhibit A to change Row 1 Column 1 to read "\$0.01 – \$2500" and Row 2 Column 1 to read "\$2,501 – \$10,000."

Vote: Approved by all present.

**8. NEXT BRIGHTON HOUSING AUTHORITY MEETING:
Board Meeting – July 25, 2019**

9. ADJOURNMENT:

Commissioner Mark Humbert moved, seconded by Commissioner Bob Gaiser, to adjourn the meeting at 4:53 P.M.