



22 South 4th Avenue, Brighton CO 80601

Board Meeting Minutes – January 22, 2026

1. CALL TO ORDER:

Board Chair Michelle Miller called the meeting to order at 4:00 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

Commissioners Present: Michelle Miller, Dave Rose, Doug Lambert, Theresa Bowen, Michael Martinez, Peter Padilla.

Commissioners Not Present: Tom Green (Alternate City Council Commissioner).

BHA Staff & Consultants Present: Debra Bristol, Andrew Dall, Charlene Montoya, Anneli Berube, Mark Berry.

4. SEATING OF ALTERNATES:

None.

5. APPROVAL OF CONSENT AGENDA:

Commissioner Padilla moved, seconded by Commissioner Martinez, to approve the January 22, 2026 Consent Agenda.

Vote: Approved by all present.

6. APPROVAL OF AGENDA:

Commissioner Martinez moved, seconded by Commissioner Bowen, to approve the January 22, 2026 Board Meeting Agenda as amended to include discussion after public comment on a presentation by the Board to City Council.

Vote: Approved by all present.

7. PUBLIC COMMENT:

Maria Blea who is a tenant at one of our properties gave a public comment.

8. BOARD DISCUSSION:

The Board had a discussion on making a presentation to City Council regarding the work and development activity of the Brighton Housing Authority and the Board Commissioners contributions to the Board. The recommendation was to do this during a City of Brighton Study Session. Commissioner Miller stated that she would put something together and send it out individually to the rest of the Board for input and additions. This would include what projects BHA has done and what is in the development pipeline.

9. EXECUTIVE SESSION:

The BHA Board learned of an executive-session-worthy issue after the agenda was posted and decided to go into Executive Session during the meeting since the topic truly could not have been known earlier, and the Board made a proper motion in open session stating the statutory basis and topic. The basis stated in

open session was C.R.S Section 24-6-402(4)(b), conferences with an attorney for the public entity for the purposes of seeking legal advice as to how to proceed as a Board with the issue being perceived conflicts of interest real or apparent by a City Council Commissioner on the BHA Board also questioning the duty of loyalty and alleging a conflict of interest as stated in the open meeting and of receiving legal advice on specific legal questions. Commissioner Bowen moved to go into Executive Session seconded by Commissioner Lambert for the purpose of a conference with the BHA attorney for the purpose of receiving legal advice of a specific legal question as described above. Commissioner Bowen read the following portion of Article II, Section 1 of the BHA Bylaws: "Those City Council Commissioners with conflicts of interest, real or apparent, related to the affairs of the Authority shall declare the existence of such conflict at open meeting and, if such conflict cannot be resolved, waived or otherwise reconciled, then such member shall be excused from serving as an Authority Commissioner and a replacement City Council Commissioner shall be appointed." With at least the required 2/3 affirmative votes to go into Executive Session, the BHA Board voted 4 ayes 2 nays and the Board Chair Michelle Miller proceeded to move into Executive Session at 4:47 pm and the Board came out of Executive Session at 6:40 pm. The Executive Session was for a conference with the BHA attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b) as described above.

10. EXECUTIVE DIRECTOR UPDATE:

Debra Bristol provided an update on development activities. She shared a chart that showcases the impact of the Brighton Housing Authority. She shared that the BHA development pipeline is improving the percentage of affordable housing but only if BHA does construction and preservation. She also shared that the annual unit average with this pipeline would be 104.4. Commissioner Rose asked if BHA has met the housing goal to which Debra Bristol replied that BHA has and has met the goal outlined and required by Proposition 123. There was a discussion about the City of Brighton's housing needs assessment and how BHA ties into that. Debra Bristol mentioned that the City's housing needs assessment is different from BHA's and that the housing authority has more limitations that come into play regarding how many units can be developed/produced. She mentioned that the housing authority would need more help and financing from other organizations in order to reach the City of Brighton's housing needs assessment goals. The Board Commissioners discussed that there will always be a need for more housing in the area and it is difficult to meet that need given the financial constraints.

11. RESOLUTIONS/ STAFF MEMOS:

Resolution No.26-01-01

A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE 2026 BHA INITIAL BUDGET EFFECTIVE JANUARY 1, 2026.

Commissioner Bowen moved, seconded by Commissioner Lambert to approve Resolution No.26-01-01 as presented.

Vote: Approved by all.

12. ADJOURNMENT:

Michelle Miller adjourned the January 22, 2026 Board Meeting at 7:26 pm.

13. NEXT BRIGHTON HOUSING AUTHORITY BOARD MEETING:

Scheduled for February 12, 2026, at 4 pm.

Approved:

February 12, 2026.