



22 South 4th Avenue, Brighton CO 80601

Board Meeting Minutes – February 12, 2026

1. CALL TO ORDER:

Board Chair Michelle Miller called the meeting to order at 4:03 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

Commissioners Present: Michelle Miller, Dave Rose, Doug Lambert (Joined at 4:05pm), Theresa Bowen, Michael Martinez, Peter Padilla.

Commissioners Not Present: Tom Green.

BHA Staff & Consultants Present: Debra Bristol, Andrew Dall, Charlene Montoya, Anneli Berube, Alex Gano

4. SEATING OF ALTERNATES:

None.

5. APPROVAL OF CONSENT AGENDA:

Commissioner Martinez moved, seconded by Commissioner Rose, to approve the February 12, 2026 Consent Agenda.

Vote: Approved by all present.

6. APPROVAL OF AGENDA:

Commissioner Bowen moved, seconded by Commissioner Padilla, to approve the February 12, 2026 Board Meeting Agenda.

Vote: Approved by all present.

7. PUBLIC COMMENT:

Maria Blea, who is a tenant, gave a public comment over zoom. She had comment that she has a HOME application that was given to her in October, and no one has gotten back to her on why she needs to fill it out and what it is for. She mentioned she is having some issues with her door lock, her dishwasher is not working and Appfolio is not working as well.

8. INTERVIEW OF POTENTIAL BOARD CANDIDATE:

The Board members asked Barb Baca a series of questions provided by BHA staff. Barb shared that she has many years of experience with Section 8, CDBG, GAP funding and HOME. She has also learned a lot from meeting with Debra Bristol specifically about the work of BHA. She shared that she is a resident of Brighton and is familiar with the work BHA does. She explained that she is wanting to join the BHA Board because she wants to see her community grow and wants to see more development. Barb wants to be a part of the solution and help in order to see the City of Brighton house more people. She shared that she believes the role of the Brighton Housing Authority is to mainly listen to the needs and concerns of the community as well as making informed decisions based on the data that shows what those needs are and

how many people are looking for affordable housing and resources. She was hoping to gain insight on the ideal candidate that the BHA Board is looking for to join the Board. The Commissioners shared that they are hoping for someone who would bring in new ideas and bring in a strategic approach to maintaining and creating those resources for the community.

9. EXECUTIVE DIRECTOR UPDATE:

The Commissioners participated in a BHA slide quiz on facts related to the work of BHA. The Executive Director Debra Bristol and each department head gave an overview of their accomplishments from 2025 and their goals for 2026. Debra Bristol began with some of BHA's metrics of high performance. She shared that BHA has increased the operational budget by 20% over the last four years which has been instrumental in being able to do the work BHA has done in development. BHA is one of 135 PHAs in the country with MTW Designation and 28 action items have been completed from the Strategic Plan. She then moved on to the impact of BHA regarding housing development specifically and she highlighted that BHA is ranked 8th out of 35 Housing Authorities for PBV utilization.

10. RESOLUTIONS/ STAFF MEMOS:

Resolution No.26-02-01

A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIGHTON, COLORADO, TO AUTHORIZE THE FORMATION OF ENTITIES, CONVEYANCE OF PROPERTY, LOANING OF FUNDS, AND THE FINANCING OF RAVENFIELD SENIOR APARTMENTS. Commissioner Martinez moved, seconded by Commissioner Padilla to approve Resolution No.26-02-01 as presented.

Vote: Approved by all except Michelle Miller as she recused herself from the voting.

11. ADJOURNMENT:

Michelle Miller adjourned the February 12, 2026, Board Meeting at 6:14 pm.

12. NEXT BRIGHTON HOUSING AUTHORITY BOARD MEETING:

Scheduled for March 5, 2026, at 4 pm.

**Approved:
March 5, 2026.**