



Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
December 9, 2021 at 6:00 p.m.**

The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on Thursday, December 9, 2021 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

Commissioners Present

Commissioners Absent

SMHO Leaders/Others Present

Kyle Henderson, Chairperson

None

Corey Reitz, Executive Director
Brian Sheppelman, Director of
Finance

Aubrey Ebbs (via zoom), Vice
Chairperson

Iván Anaya, Director of Real Estate
(via zoom)

Pat Cronenberger, Commissioner

Lauren Acres, Commissioner

Sarah Leon, Executive Director of
Libby Bortz Assisted Living Center

Kate Peterson, Commissioner

Pam Chadbourne, Littleton Citizen

Aaron Heumann, Commissioner

Sandra Petry, Resident
Commissioner

Board Meeting Minutes

Call to Order

Commissioner Henderson called the meeting to order on December 9, 2021 at 6:01 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

Review of the Agenda

Commissioner Henderson reviewed the agenda. The agenda was adopted by the Board.

Unscheduled Public Appearances

Community Member Pam Chadbourne addressed the Board and voiced concerns about diverse housing options in Littleton.



Scheduled Public Appearances

Sarah Leon provided an update on Libby Bortz Assisted Living Center (LBALC). Many staffing positions have been filled, but some are still vacant, including a nurse. Occupancy is lower than expected due to residents' changes in level of care needed and resident deaths. 75% of staff are vaccinated and they are trending up, attempting to get to 100%. Residents have been doing well in terms of COVID with a high level of testing being done.

Minutes

VOTE: Approval of the Minutes of November 11, 2021 Regular Meeting

Commissioner Cronenberger and Executive Director Reitz identified several errors. Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER PETERSON, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE AMENDED MINUTES OF THE NOVEMBER 11, 2021 REGULAR MEETING.

AYE: Chairman Henderson, Vice Chairperson Ebbs, Commissioner Heumann, Commissioner Peterson, Commissioner Cronenberger, Commissioner Acres and Commissioner Petry

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 7:0:0:0

Executive Session

The Board of Commissioners of South Metro Housing Options was called into Executive Session by Chairman Henderson at 6:15 p.m. MST as provided in Title 24, Article 6 (Colorado Sunshine Law), Part 4 (Open Meeting Law): Sub-section 24-6-402(4)(a), CRS to discuss the purchase, acquisition, lease, transfer or sale of any real, personal, or other property interest.

The Board of Commissioners reconvened into regular session.

Resolutions

VOTE: Resolution 21-18: Approval of the acquisition of 5601 S. Broadway Blvd. and 5600 S. Bannock St., Littleton, Colorado, together with an acquisition loan from the Bank of the San Juans.

This resolution was conditionally approved via email on December 3rd, 2021 pending the appraisal of the property. The appraisal has been completed and the resolution was presented without conditions.

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER PETRY, THE BOARD UNANIMOUSLY VOTED TO APPROVE RESOLUTION 21-18, APPROVING THE ACQUISITION OF 5601 S. BROADWAY BLVD AND 5600 S. BANNOCK ST., LITTLETON, COLORADO, TOGETHER WITH AN ACQUISITION LOAN FROM THE BANK OF THE SAN JUANS.

AYE: Chairman Henderson, Vice Chairperson Ebbs, Commissioner Heumann, Commissioner Peterson, Commissioner Cronenberger, Commissioner Acres and Commissioner Petry



South Metro Housing Options

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 7:0:0:0

VOTE: Resolution 21-19: Authorization of the refinance of the mortgage loan secured by Amity Plaza and authorization for Executive Director Reitz to execute and deliver the Organizational Documents and Financing Documents.

This resolution was approved via email on December 3rd, 2021.

Upon motion duly made by CHAIRPERSON HENDERSON and seconded by COMMISSIONER HEUMANN, THE BOARD UNANIMOUSLY VOTED TO APPROVE RESOLUTION 21-19, AUTHORIZING THE REFINANCE OF THE MORTGAGE LOAN SECURED BY AMITY PLAZA AND AUTHORIZING EXECUTIVE DIRECTOR REITZ TO EXECUTE AND DELIVER THE ORGANIZATIONAL DOCUMENTS AND FINANCING DOCUMENTS.

AYE: Chairman Henderson, Vice Chairperson Ebbs, Commissioner Heumann, Commissioner Peterson, Commissioner Cronenberger, Commissioner Acres and Commissioner Petry

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 7:0:0:0

Staff Reports

Amity Plaza Elevator Update

The drilling project started later than expected, then had issues in completing the drilling and had to stop work. The project will be delayed another three weeks (projected). The modernization project will also then begin/end later than expected.

REAC Inspection

Staff is preparing for an upcoming REAC inspection at Bradley House.

COVID Policy

The newly implemented COVID policy has been going well, unvaccinated staff have been getting their weekly tests with no issues.

Update from City Council Member Kelly Milliman

Council Member Milliman reported the new City Council has their first meeting together and it went very well.



South Metro Housing Options

City Manager Mark Relph has announced his retirement. Council Member Milliman stated the Housing Task Force will meet with City Council for a Study Session in January, and there will be a Council retreat in February.

Commissioner Reports

There was discussion around the Aspen Grove zoning recall and concerns about the vast amount of misinformation that is spread throughout the community.

Next Meeting

The next Board of Commissioners of South Metro Housing Options meeting is scheduled for January 13, 2022 at 6:00 p.m. MST. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.

Executive Session

The Board of Commissioners of South Metro Housing Options was called into Executive Session by Chairman Henderson as provided Title 24, Article 6 (Colorado Sunshine Law), Part 4 (Open Meeting Law): Sub-section 24-6-402(4)(f), CRS to discuss personnel matters

The Board of Commissioners reconvened into regular session.

Adjournment

Upon motion duly made by COMMISSIONER HEUMANN, THE REGULAR BOARD MEETING ON DECEMBER 9, 2021 AT 8:25 p.m. MST. The motion carried.

ATTEST:

X

Kyle Henderson
Chairman

X

Corey Reitz
Secretary