



South Metro Housing Options

*Strengthening our community by creating opportunities for diverse housing alternatives.*

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**Board of Commissioners  
Minutes of Regular Meeting  
September 8, 2022 at 6:00 p.m.**

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The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on September 8, 2022 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

**Commissioners Present**

Kyle Henderson, Chairperson  
Pat Cronenberger, Commissioner  
Aaron Heumann, Commissioner  
Lauren Acres, Commissioner  
Kate Peterson, Commissioner

**Commissioners Absent**

Sandra Petry, Resident Commissioner  
Aubrey Ebbs, Vice Chairperson

**SMHO Leaders**

Corey Reitz, Executive Director  
Gerald Humphries, Finance Manager  
Mike Egan, Finance Director

**Others Present**

Pam Chadbourne, Community Member  
Zach Martinez, Gary Community Ventures

## **Board Meeting Minutes**

### **Call to Order**

Chairperson Henderson called the meeting to order on September 8, 2022 at 6:09 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

### **Review of the Agenda**

Chairperson Henderson reviewed the agenda. It was noted that City Council Liaison Kelly Milliman may not be present for the meeting.

### **Scheduled Public Appearances**

Zach Martinez from Gary Community Ventures spoke about Proposition 123, which would dedicate \$300M per year to Affordable Housing in Colorado without raising taxes. 60% of the funds would go to the Colorado Housing and Finance Authority (CHFA) and 40% would go to the Colorado State Division of Housing (DOH).

### **Unscheduled Public Appearances**

Community member Chadbourne stated the market is broken, and the City and State cannot solve the affordable housing problem. She also stated that new housing is geared towards higher end incomes, and we should invest in older housing.



## Minutes

### **VOTE: Approval of the Minutes of July 14, 2022 Regular Meeting**

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER ACRES, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE MINUTES OF THE JULY 14, 2022 REGULAR MEETING.

AYE: Chairperson Henderson, Commissioner Heumann, Commissioner Acres, and Commissioner Cronenberger

NAY: None

ABSTAIN: Commissioner Peterson

ABSENT: Vice Chairperson Ebbs and Commissioner Petry

MOTION CARRIED: 4:0:1:2

### **VOTE: Approval of the Minutes of August 11, 2022 Regular Meeting**

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER PETERSON, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE MINUTES OF THE AUGUST 11, 2022 REGULAR MEETING.

AYE: Commissioner Heumann, Commissioner Acres, Commissioner Peterson and Commissioner Cronenberger

NAY: None

ABSTAIN: Chairperson Henderson

ABSENT: Vice Chairperson Ebbs and Commissioner Petry

MOTION CARRIED: 4:0:1:2

## Staff Reports

### ***Executive Director Reitz presented the following updates:***

Staffing updates: Hiring for 2 Maintenance Techs, a Property Manager, and an Occupancy Specialist. Deputy Director Joanna Crosby is doing very well in her new role, and a new HR Manager has been hired and will start at the end of September.

SMHO is working with the City of Littleton to secure funding through HB1271. A LOI has been submitted to DOLA and there will be a meeting with DOLA in October or November to discuss the proposal in more detail.

## Resolutions

### ***VOTE: Resolutions 22-07 and 22-08: Final Authorization of Amity Plaza Refinance***

Resolutions 22-07 and 22-08 were tabled at the August meeting of the Board of Commissioners. There was discussion regarding the debt service increase, as well as the increase in revenue from higher contract rents. Discussion concerning use of the proceeds was also had.



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Upon motion duly made by COMMISSIONER PETERSON and seconded by COMMISSIONER HEUMANN, THE BOARD UNANIMOUSLY VOTED TO APPROVE RESOLUTIONS 22-07 AND 22-08.

AYE: Chairperson Henderson, Commissioner Heumann, Commissioner Acres, Commissioner Peterson and Commissioner Cronenberger

NAY: None

ABSTAIN: None

ABSENT: Vice Chairperson Ebbs and Commissioner Petry

MOTION CARRIED: 5:0:0:2

***VOTE: Resolution 22-09: Add/Change in Signatory Authority***

Finance Manager Gerald Humphries presented Resolution 22-09, adding Mike Egan, Director of Finance and Joanna Crosby, Deputy Director as authorized signers and removing Brian Sheppelman, form Director of Finance.

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER ACRES, THE BOARD UNANIMOUSLY VOTED TO APPROVE RESOLUTION 22-09.

AYE: Chairperson Henderson, Commissioner Heumann, Commissioner Acres, Commissioner Peterson and Commissioner Cronenberger

NAY: None

ABSTAIN: None

ABSENT: Vice Chairperson Ebbs and Commissioner Petry

MOTION CARRIED: 5:0:0:2

**Commissioner/Committee Reports**

Governance Committee has been working on the Annual Board retreat and will soon begin working on Executive Director Reitz' Annual Performance Evaluation.

Real Estate Committee—Construction at Overlook has been on hold due to Denver Water easement issue. Site planning has resumed for the future Broadway development.

**Financial Reports**

***VOTE: SMHO, Powers Circle Apartments (PCALLP), & Libby Bortz Assisted Living Center (LBALC)***

***Financial Reports***

The Finance Committee and Finance Manager Humphries presented the financial reports ending June 30, 2022 and July 31, 2022. A high-level overview was provided and changes to account balances, budget variances, and vacancies were examined.



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Upon motion duly made by COMMISSIONER ACRES and seconded by COMMISSIONER CRONENBERGER, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF JUNE 30, 2022 AND JULY 31, 2022.

AYE: Chairperson Henderson, Commissioner Heumann, Commissioner Acres, Commissioner Peterson and Commissioner Cronenberger

NAY: None

ABSTAIN: None

ABSENT: Vice Chairperson Ebbs and Commissioner Petry

MOTION CARRIED: 5:0:0:2

**Next Meeting**

The next Board of Commissioners of South Metro Housing Options is scheduled for October 13, 2022. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.

**Adjournment**

Upon motion duly made by COMMISSIONER HEUMANN THE REGULAR BOARD MEETING ON SEPTEMBER 8, 2022 AT 7:35 p.m. MST. The motion carried.

ATTEST:

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**X**  
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Kyle Henderson  
Chairperson

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**X**  
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Corey Reitz  
Secretary