



South Metro Housing Options

Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
November 14, 2024 at 5:00 p.m.**

Commissioners Present

Kate Peterson, Chairperson
Aubrey Ebbs, Vice Chairperson
Merrill Stillwell, Commissioner
Kelly Milliman, Commissioner
Stephanie Corrigan, Resident
Commissioner

Commissioners Absent

Pat Cronenberger, Commissioner
Jake Spratt, Commissioner

SMHO Leaders

Corey Reitz, Executive Director
Kara Williams, Director of Finance
Jennifer Robinson-Thibault,
Director of Operations

Others Present

Pam Chadbourne

Board Meeting Minutes

Call to Order

Chairperson Peterson called the meeting to order on November 14, 2024 at 5:06 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

Review of the Agenda

Chairperson Peterson reviewed the agenda.

Unscheduled Public Appearances

Community member Chadbourne voiced concerns about the diversity of housing options being offered and has specific concerns about Meadowood and Geneva Village. She stated her opinion that Geneva Village should be kept as the town square with all of its green space.

Minutes

VOTE: Approval of the Minutes of October 22, 2024 Regular Meeting

Upon motion duly made by COMMISSIONER STILLWELL and seconded by COMMISSIONER MILLIMAN, THE BOARD VOTED TO APPROVE THE MINUTES OF THE OCTOBER 22, 2024, REGULAR MEETING.

AYE: Chairperson Peterson, Commissioner Stillwell, Commissioner Milliman and Resident Commissioner Corrigan

NAY: None



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ABSTAIN: None

ABSENT: Commissioner Cronenberger and Commissioner Spratt

MOTION CARRIED: 5:0:0:2

Staff Reports

SMHO Executive Director Reitz presented the following update:

The neighborhood meeting for the Montview Flats development was held on Wednesday, November 13th. There were four attendees, and all are neighbors of the proposed development. The neighbors had several questions/concerns about the development, but their questions were answered, and they were in support of the project.

SMHO Deputy Director Robinson-Thibault presented the following updates:

Deputy Director Robinson-Thibault gave an update on the Property Management of Amity Plaza. SMHO is considering hiring a 3rd party to provide Property Management services at Amity Plaza. It has been very difficult to maintain consistent staffing at the property for a very long time.

Commissioner/Committee Reports

Commissioner Milliman discussed the upcoming city meetings related to Missing Middle Housing. A Planning Commission meeting will be held next Monday and then Public Comment will occur at the City Council Meeting on January 7th. Commissioner Stillwell moved to support the Missing Middle changes being proposed and Vice Chairperson Ebbs seconded the motion. The motion passed unanimously.

The Governance Committee reported that they have been working on a potential framework and exploring different topics for the study session with City Council in January. They have also been working on agenda items for the SMHO board retreat.

The Finance Committee gave an update on the Broadway Office Center, including there will be updated terms sent by the Bank of the San Juans. The 2024 agency audit has begun. The Powers Circle operating budget will be presented to the board next month, as its fiscal year begins on January 1st, 2025. Discussion was had regarding the future financing of land acquisitions and the need to update the debt spreadsheet. Finally, after going through the RFP process, HUB was selected as the new property insurance broker.

Financial Reports

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

Financial Reports

Staff and the Finance Committee presented the financial reports ending September 30, 2024.

Upon motion duly made by COMMISSIONER EBBS and seconded by COMMISSIONER STILLWELL, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF SEPTEMBER 30, 2024.

AYE: Chairperson Peterson, Commissioner Stillwell, Commissioner Milliman and Resident Commissioner Corrigan



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NAY: None
ABSTAIN: None
ABSENT: Commissioner Cronenberger and Commissioner Spratt
MOTION CARRIED: 5:0:0:2

Next Meeting

The next Board of Commissioners of South Metro Housing Options is scheduled for December 12, 2024 at 5:00 p.m.

Other Business

There was no other business.

Executive Session

The Board of Commissioners of South Metro Housing Options was called into Executive Session at 5:50 p.m. as provided in Title 24, Article 6 (Colorado Sunshine Law), Part 4 (Open Meeting Law): Sub-section 24-6-402(4)(f), CRS to discuss personnel matters and 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.

At 6:32 p.m., Vice Chairperson Ebbs moved to adjourn out of Executive Session and was seconded by Commissioner Milliman.

Adjournment

Upon motion duly made by CHAIRPERSON STILLWELL, THE REGULAR BOARD MEETING ON November 14, 2024 ADJOURNED AT 6:33 p.m. MST.

ATTEST:

A blue ink signature of Kate Peterson, written in a cursive style.

Kate Peterson, Chairperson

A blue ink signature of Corey Reitz, written in a cursive style.

Corey Reitz, Secretary