



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

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**Board of Commissioners  
Minutes of Regular Meeting  
January 9, 2025 at 5:00 p.m.**

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**Commissioners Present**

Kate Peterson, Chairperson  
Aubrey Ebbs, Vice Chairperson  
Pat Cronenberger, Commissioner  
Jake Spratt, Commissioner  
Kelly Milliman, Commissioner  
Stephanie Corrigan, Resident  
Commissioner

**Commissioners Absent**

Merrill Stillwell, Commissioner

**SMHO Leaders**

Corey Reitz, Executive Director  
Kara Williams, Director of Finance  
Sarah Buhr, Real Estate Manager

**Board Meeting Minutes**

**Call to Order**

Chairperson Peterson called the meeting to order on January 9, 2025 at 5:07 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**

There were no unscheduled public appearances.

**Minutes**

**VOTE: Approval of the Minutes of December 12, 2024 Regular Meeting**

Upon motion duly made by COMMISSIONER SPRATT and seconded by VICE CHAIRPERSON EBBS, THE BOARD VOTED TO APPROVE THE MINUTES OF THE DECEMBER 12, 2024, REGULAR MEETING.

AYE: Chairperson Peterson, Vice Chairperson Ebbs, Commissioner Cronenberger, Commissioner Spratt, Commissioner Milliman and Resident Commissioner Corrigan

NAY: None

ABSTAIN: None



## South Metro Housing Options

ABSENT: Commissioner Stillwell

MOTION CARRIED: 6:0:0:1

### Staff Reports

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

Libby Bortz Assisted Living Center has four scheduled move-ins. Three of the four would not have qualified under the previous 60% income limits, but since the income limits are now up to 80% AMI limit, they do qualify.

The Power Point presentation for the joint study session with City Council was reviewed and discussed.

### Resolutions

***VOTE: Resolution 25-01: Sunshine Law – Designation of Meeting Location***

Executive Director Reitz presented Resolution 25-01, Sunshine Law, designating the location for posting of public notices.

Upon motion, duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER MILLIMAN, THE BOARD VOTED TO APPROVE RESOLUTION 25-01.

AYE: Chairperson Peterson, Vice Chairperson Ebbs, Commissioner Cronenberger, Commissioner Spratt, Commissioner Milliman and Resident Commissioner Corrigan

NAY: None

ABSTAIN: None

ABSENT: Commissioner Stillwell

MOTION CARRIED: 6:0:0:1

### Commissioner/Committee Reports

Discussion was had around the letter of support the SMHO board submitted to City Council regarding the missing middle housing that has been under consideration of the council.

The Real Estate Committee reported on the PSA for W. Littleton Blvd. They also reported on the challenges in converting the Overlook construction loan to the permanent loan, including the issue with the Letter Of Map Revision (LOMR).

### 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 November 30, 2024.



South Metro Housing Options

Upon motion duly made by VICE CHAIRPERSON EBBS and seconded by COMMISSIONER CORRIGAN, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF NOVEMBER 30, 2024.

AYE: Chairperson Peterson, Vice Chairperson Ebbs, Commissioner Cronenberger, Commissioner Spratt, Commissioner Milliman and Resident Commissioner Corrigan

NAY: None

ABSTAIN: None

ABSENT: Commissioner Stillwell

MOTION CARRIED: 6:0:0:1

**Next Meeting**

The next Board of Commissioners of South Metro Housing Options is scheduled for February 13, 2025 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 6:16 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 7:11 p.m., Commissioner Cronenberger moved to adjourn out of Executive Session and was seconded by Vice Chairperson Ebbs.

**Adjournment**

Upon motion duly made by VICE CHAIRPERSON EBBS and seconded by COMMISSIONER SPRATT, THE REGULAR BOARD MEETING ON JANUARY 9, 2025 ADJOURNED AT 7:12 p.m. MST.

ATTEST:

  
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Kate Peterson, Chairperson

  
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Corey Reitz, Secretary