

GARFIELD COUNTY HOUSING AUTHORITY

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Garfield County Housing Authority Regular Meeting – ~~Glenwood~~ Teleconference June 24, 2020 – 12:00 p.m.

Monique Speakman, Chair, called the meeting to order at 12:11 via Zoom.

Roll Call: Commissioners Stephen Huber, Jack Palomino, Dave Roberts, and Linda Hansen were present. Staff present: ED Kate Gazunis and CFO Cheryl Strouse.

Minutes *

Minutes of the May 2020 Regular Meeting were previously submitted to board for reading prior to meeting. Commissioner Palomino moved, and Commissioner Roberts seconded the motion to accept the minutes of the regular May 22, 2020 meeting. Motion passed unanimously.

Financial Reports *

- a. * **Financials Statements.** April 2020 financial statements were previously submitted to board for reading prior to meeting, with notes from CFO Strouse. Commissioner Palomino moved, and Commissioner Huber seconded the motion to adopt the month-end May 31st financials, subject to audit. Motion passed unanimously.
- b. * **Accounts Payable 45/23/2020-6/18/2020.** Checks paid for the prior period were emailed to the Board in advance of the meeting for review. After discussion and questions regarding the ledger, Commissioner Palomino moved, and Commissioner Roberts seconded the motion to approve the checks paid, subject to audit. Motion passed unanimously.
- c. **Two-year Forecasting:** Staff presented a two-year forecast based on conversations with HUD regarding forecasting based on anticipated increases in the PUC as a result of the Covid-19 job losses. This is based on formulas provided by Patrick Hatch, HUD's TYT guru. The "COVID" forecast shows that GCHA can still issue 98.5% of its vouchers in 2020 even with the increase in the PUC and the authority will be able to issue 100% of its vouchers in 2021.

Unfinished Business

- a. **VSH #104 Contract:** We received only one bid – High Country Construction. Tammy to send the bid to Commissioner Palomino. Discussion held until further information is received.
- b. * **Red Hill Lofts:** Commissioner Roberts moved, and Commissioner Hansen seconded a motion to approve the resolution to enter into an AHAP contract with Red Hill Lofts. HUD has approved the request for 12 PBV vouchers.
- c. **Executive Director's Report:** The written report included a brief update regarding Built for Zero; the Regional Housing Coalition; the Rifle Housing Authority groundbreaking; renovations at VSH; the status of the Foster Youth to Independence and VASH vouchers. There is STILL no word on MTW. The Admin Plan update has been postponed until after the crisis. No topics in the written update required Board action.

- d. **Budget Update:** Staff presented an updated Budget through May of 2020, to the Board. Discussion was centered around possible funding cuts from both the County and the Town of Carbondale due to COVID. Discussion including cutting GCHA services and ED Gazunis contacting the municipalities on possible funding cuts in 2021.

New Business

- a. ***COVID Related:** No word from HUD on whether the additional Admin fees could be spent on any capital or leasehold improvements. Commissioner Palomino moved, and Commissioner Roberts seconded to ratify the electronic vote for the expense of a new server. Commissioner Palomino suggested that some of the additional Admin fees be spent on having a third party prepare the FHLB grant for the Housing Authority.
- b. **Executive Director's Report:** New business on the ED report this month included a request by the City of Glenwood for ED Gazunis to participate in the Glenwood Economic Development committee; the FHLB grant opening; and ED Gazunis' efforts to have the County planning staff update the housing section of their comprehensive plan. No topics in the written update required Board action.

Other:

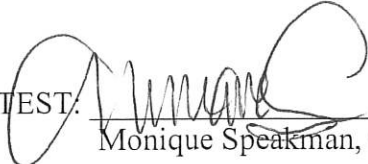
- a. *Commissioner Palomino moved, and Commissioner Hansen seconded the motion to adjourn into Executive Session for the purpose of considering personnel matters. Motion passed unanimously.

Adjourn: *Commissioner Palomino moved, and Commissioner Huber seconded to end Executive Session at 2:22 p.m. Motion passed unanimously.

Other:

- a. ***Next meeting:** Commissioner Palomino moved, and Commissioner Roberts seconded a motion to have the regular July 22nd Board meeting via Zoom. Motion passed unanimously.

Adjourn: *Commissioner Roberts moved, and Commissioner Palomino seconded to end the regular session at 2:23 p.m. Motion passed unanimously.

ATTEST: 
Monique Speakman, Chair

APPROVE: 
Katherine Gazunis, Secretary