

**MINUTES OF THE  
BOARD OF COMMISSIONERS OF  
HOUSING AUTHORITY OF JACKSON COUNTY  
January 21, 2021**

**CALL TO ORDER:** Jay Stormberg called to order the meeting of the Board of Commissioners at 8:35 am the meeting was held via Zoom.

**ROLL CALL:** The following persons were present

Commissioner, Jay Stormberg  
Commissioner, Lori Magel (joined in at 8:38 am)  
Commissioner, Milan Hanson (joined in at 8:40 am)  
Commissioner, Pat Stoddard  
Commissioner, Rosemary Jernigan  
Commissioner, Teresa Gaglio

**ABSENT:** None

**VISITORS PRESENT:** None

**EMPLOYEES PRESENT:** Jason Elzy, Executive Director  
Brian Conover, Director of Finance  
Riley Pierce, Director of Maintenance  
Ryan Haynes, Director of Development  
Jennifer Jennings, HCV Director  
Cara Carter, Director of Housing Programs  
Dianna Berry, Asset Manager  
Zuhey Rizo, Office Manager

**HEARING OF VISITORS/ITEMS NOT ON THE AGENDA:** None

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**

The minutes of December 17, 2020 and January 7, 2021 were approved as presented.

**NEW BUSINESS:** Election of Officers: Jay Stormberg nominated Pat Stoddard as Chairperson. Pat Stoddard seconded the nomination. Nomination passed with all in favor. Pat Stoddard nominated Jay Stormberg for Vice-Chairperson. Jay Stormberg declined nomination. Nomination did not pass. Jay Stormberg nominated Milan Hanson for Vice-Chairperson, Pat Stoddard seconded nomination. Rosemary Jernigan and Teresa Gaglio voted in favor. Nomination passed with all in favor.

Three applications were received and presented for the current board vacancy. Pat Stoddard motioned for recommendation of Therese MacGregor, Teresa Gaglio seconded motion. Jay Stormberg, Lori Magel, Milan Hanson and Rosemary Jernigan voted in favor. Motion passed with all in favor.

**FINANCIALS:** Brian Conover provided the November financials and then followed up with a brief verbal overview.

**BILLS AND COMMUNICATION:**

Jason Elzy provided an article; Jackson County receiving millions in additional emergency funding and then followed up with a verbal overview.

## DEPARTMENT REPORTS:

Jason Elzy is seeking board guidance to for the Home Repair program on whether to relinquish or retain the Home Repair Program.

Rosemary asked in order for a smooth transition what would be the deadline for the board to make a decision for the Home Repair Program.

Jason would prefer to have a decision in February 2021, with a goal to finalize or at least near completion by the end of 2021.

Jay responded that the Home Repair Program is a necessary program, and looking to another non-profit to hand this program off to where it can be successful.

Cara Carter provided an update on the Property Management department. This month the property management department is focusing on educating tenants on the newest eviction moratorium rules. The Stabilization grant will go toward funding tenant accounts that are past due for the month of April through December.

Ryan Haynes provided an update on the Development department. Making progress on Snowberry II construction. Freedom Square II closer to financial closing, final engineering and architectural drawings, and expecting to go out to bid next month. The goal is to close on financing in April and start construction in May of 2021.

Riley Pierce provided an update on the Maintenance department. Continuing to address urgent work orders, emergency work orders and unit turns, there is a backlog of routine and minimal work orders. To assist with the backlog, the maintenance department contracted out a local contractor for appliance repairs

Jennifer Jennings provided an update on the Housing Choice Voucher department. The HCV department continues to respond to changes provided by HCV participants, HCV inspectors are only conducting inspections in unoccupied units, and a certification inspection authorized by HUD for occupied units, a backlog of inspections is expected. Expected to participate in facilitating the grant/s provided by OHCS for tenant accounts that are past due.

Zuhey Rizo provided an update for the front desk. Front desk duties continue to be handled in a timely fashion, considering our front doors remain closed to the public, our receptionist and applications coordinator continue to serve the community by being available by phone, email and any other means deemed necessary.

Dianna Berry provided an update on the Asset Management department. Update on Anderson Vista (AV) regarding the wildfire damage that took place last September. Dianna received an insurance coverage report along with an estimated cost to repair the fourteen units still standing at AV. The estimated cost to repair is roughly \$18,000 to \$23,000 for each building. Currently in the process of receiving bids to complete the muck out and replace refrigerators.

Sale of Veridian RD properties, Patio Village, Rose Garden and Sunnyslope, on schedule for closing which is March 31<sup>st</sup>. Effective January 2021 Veridian took over the property management the RD properties.

Barnett Townhomes more than 50% complete and no delays are anticipated.

HAJC has the option to dissolve the limited partnership with Quail Run and Maple Terrace, a resolution is expected to be presented in the near future.

**SECRETARY'S REPORT:** None

**UNFINISHED BUSINESS:** None

The regular meeting was adjourned to the Executive Session at 9:40am.


Meeting was adjourned at 10:15 am.

DATED: 2-18-21



Pat Stoddard, Board Chairperson

ATTEST:

  
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Jason Elzy, Secretary