

**MINUTES OF THE  
BOARD OF COMMISSIONERS OF  
HOUSING AUTHORITY OF JACKSON COUNTY**

**April 17, 2025**

**CALL TO ORDER:** Lori Magel called to order the meeting of the Board of Commissioners at 12:13 p.m. The meeting was held in person.

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

Commissioner, Lori Magel  
Commissioner, Pat Stoddard  
Commissioner, Milan Hanson  
Commissioner, Jay Stormberg  
Commissioner, Rosemary Hernlein  
Commissioner, Therese MacGregor

**ABSENT:** Commissioner, Teresa Gaglio

**VISITORS PRESENT:** None

**EMPLOYEES PRESENT:** Jason Elzy, Executive Director  
Brian Conover, Director of Finance  
Ryan Haynes, Director of Development  
Eric Hill, Development Specialist  
Alex Modrell, Project Developer  
Cara Carter, Director of Real Estate Operations  
Cindy Tapa, HR Manager  
Ray Garcia, Accounting Supervisor/Lead Accountant  
Zuhey Rizo, Office Manager

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**  
The minutes of February 20, 2025, were approved as presented.

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

**NEW BUSINESS:**

Approval of Resolution 2025-04: Authorizing the Revision of the Personnel Manual/Employee Handbook. Milan Hanson motioned for approval. Pat Stoddard seconded the motion. The resolution passed unanimously.

**FINANCIALS:** None

**BILLS AND COMMUNICATION:** Jason provided an overview of the Affordable Housing Credit Improvement Act of 2025.

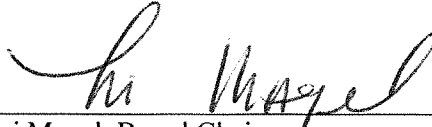
**DEPARTMENT REPORTS:** Alex Modrell provided an update on Orchard Meadows, noting that all 98 units are fully leased. He then led a tour of the property.

**SECRETARY'S REPORT:** None

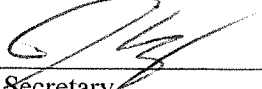
**UNFINISHED BUSINESS:** None

The regular meeting was adjourned at 12:33 p.m.

DATED: June 26, 2025



Lori Magel, Board Chairperson

ATTEST:   
Jason Elzy, Secretary