

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

**February 20, 2025**

**CALL TO ORDER:** Rosemary Hernlein called to order the meeting of the Board of Commissioners at 12:01 p.m. The meeting was held in person.

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

Commissioner, Rosemary Hernlein  
Commissioner, Lori Magel  
Commissioner, Jay Stormberg  
Commissioner, Pat Stoddard  
Commissioner, Therese MacGregor  
Commissioner, Teresa Gaglio

**ABSENT:** Commissioner, Milan Hanson

**VISITORS PRESENT:** None

**EMPLOYEES PRESENT:** Jason Elzy, Executive Director  
Brian Conover, Director of Finance  
Ryan Haynes, Director of Development  
Jennifer Jennings, HCV Program Director  
Cara Carter, Director of Real Estate Operations  
Andrea Miranda, Asst. Director of Development  
Cindy Tapa, HR Manager  
Ray Garcia, Accounting Supervisor  
Eric Hill, Development Specialist

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**  
The minutes of December 19, 2024, were approved as presented.

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

**NEW BUSINESS:**

Lori Magel nominated herself for the position of Chairperson. Pat Stoddard seconded the nomination. Therese MacGregor, Jay Stormberg, Rosemary Jernigan, and Teresa Gaglio voted in favor. The nomination was unanimously approved.

Pat Stoddard nominated herself for the position of Vice-Chairperson. Jay Stormberg seconded the nomination. Therese MacGregor, Lori Magel, Rosemary Jernigan, and Teresa Gaglio voted in favor. The nomination was unanimously approved.

Approval of Resolution 2025-01; Authorizing the Sale of 21.12 Acres of Land at 1777 E. Pine St., Central Point, OR. Lori Magel motioned for approval. Jay Stormberg seconded the motion. The resolution passed unanimously.

Approval of Resolution 2025-02; Authorizing a Grant Agreement for an Affordable Housing Development. Jay Stormberg motioned for approval. Therese MacGregor seconded the motion. The resolution passed unanimously.

Approval of Resolution 2025-03; Approval of Offer to Purchase Housing Retreat. Pat Stoddard motioned for approval. Lori Magel seconded the motion. The resolution passed unanimously.

**FINANCIALS:**

Brian provided a verbal overview of the December 2024 financials.

**BILLS AND COMMUNICATION:** Jason provided an overview of the 2024 Novogradac Low-Income Housing Tax Credit Income and Operating Expenses Report.

**DEPARTMENT REPORTS:** None

**SECRETARY'S REPORT:** None

**UNFINISHED BUSINESS:** None

Adjourned to Executive Session 12:43 p.m.

The regular meeting was adjourned at 1:08 p.m.

DATED: 4/17/25

  
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Lori Magel, Board Chairperson

ATTEST:   
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Jason Elzy, Secretary