

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

April 18, 2024

CALL TO ORDER: Therese MacGregor called to order the meeting of the Board of Commissioners at 8:30 a.m. The meeting was held in person.

ROLL CALL: The following persons were present

Commissioner, Rosemary Hernlein
Commissioner, Lori Magel
Commissioner, Milan Hanson (arrived at 8:33a.m)
Commissioner, Jay Stormberg
Commissioner, Therese MacGregor
Commissioner, Teresa Gaglio

ABSENT: Commissioner, Pat Stoddard

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 Program Director
Cara Carter, Director of Real Estate Operations
Cindy Tapa, HR Manager
Dianna Berry, Asset Manager
Andrea Miranda, Asst. Director of Development
Beth Siewell, Property Operations Manager
Ray Garcia, Accounting Supervisor
Zuhey Rizo, Office Manager

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

The minutes of March 21, 2024, were approved as presented.

HEARING OF VISITORS/ITEMS NOT ON THE AGENDA: None

NEW BUSINESS:

Reappointment recommendation 4-year term expires June 30, 2024, for Teresa Gaglio, Lori Magel motioned for approval. Therese MacGregor seconded the motion. Rosemary Hernlein, Jay Stormberg, and Teresa Gaglio voted in favor.

Approval of Resolution 2024-5; Authorizing the Refinance of Anderson Vista Apartments. Lori Magel motioned for approval. Jay Stormberg seconded the motion. Rosemary Hernlein, Milan Hanson, Therese MacGregor and Teresa Gaglio voted in favor. Resolution passed

Approval of Resolution 2024-6; Authorizing a Contract for Freedom Square Exterior Painting. Jay Stormberg motioned for approval. Lori Magel seconded the motion. Rosemary Hernlein, Milan Hanson, Therese MacGregor, and Teresa Gaglio voted in favor. Resolution passed

Approval of Resolution 2024-7; Authorizing Approval of Scoring Criteria for Architectural and Engineering Services. Jay Stormberg motioned for approval. Lori Magel seconded the motion. Rosemary Hernlein, Milan Hanson, Therese MacGregor, and Teresa Gaglio voted in favor. Resolution passed

FINANCIALS: None

BILLS AND COMMUNICATION: Jason Elzy – Long Term Assistance Program (LRTA) overview. Governor looking for a Housing Authority to run this program, and HAJC is considering it.

DEPARTMENT REPORTS: Ryan Haynes, the State approved an authorization of tax credit allocations that is going to allow for the development of Allen Creek Crossings in Grants Pass, it will be a 68 Unit development in partnership with Josephine Housing and Community Development Council (JHCDC) and Key Bank as the investor. State funding is \$4.5MM, which includes \$2MM LIHTC, \$1.7MM HOME, \$800M GHAP. Allen Creek Crossings brings the number of units built over the last 5 years to 662 units.

SECRETARY’S REPORT: See Bills and Communications

UNFINISHED BUSINESS: None

The regular meeting was adjourned to Executive Session at 8:57 a.m.

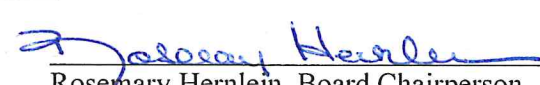
The regular meeting was adjourned at 9:10 a.m.

DATED: 6-20-2024

ATTEST:



Jason Elzy, Secretary



Rosemary Hernlein, Board Chairperson