

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

September 18, 2025

CALL TO ORDER: Lori Magel called to order the meeting of the Board of Commissioners at 12:11 p.m. The meeting was held in person.

ROLL CALL: The following persons were present

Commissioner, Lori Magel
Commissioner, Milan Hanson
Commissioner, Rosemary Hernlein
Commissioner, Therese MacGregor

ABSENT: Commissioner, Pat Stoddard
Commissioner, Jay Stormberg
Commissioner, Teresa Gaglio

VISITORS PRESENT: None

EMPLOYEES PRESENT: Jason Elzy, Executive Director
Ryan Haynes, Director of Development
Cara Carter, Director of Real Estate Operations
Jennifer Jennings, HCV Program Director
Cindy Tepas, HR Manager
Ray Garcia, Accounting Supervisor
Eric Hill, Development Specialist
Zuheyr Rizo, Office Manager

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
The minutes of August 21, 2025, were approved as presented.

HEARING OF VISITORS/ITEMS NOT ON THE AGENDA: None

NEW BUSINESS:

Approval of Resolution 2025-10: Authorizing Signing of 2026 PHA Annual Plan. Milan Hanson motioned for approval. Therese MacGregor seconded the motion. The resolution passed unanimously.

Approval of Resolution 2025-11: Adopting Payment Standards 2025-2026. Therese MacGregor motioned for approval. Milan Hans seconded the motion. The resolution passed unanimously.

FINANCIALS: 2024 Audit Report – Ray Garcia presented the audit results and noted it was a positive/good audit.

BILLS AND COMMUNICATION: None

DEPARTMENT REPORTS: None

SECRETARY'S REPORT: None

UNFINISHED BUSINESS: None

The regular meeting was adjourned at 12:17 p.m.

DATED: 10/16/25

ATTEST:

Jason Elzy, Secretary

Lori Magel
Lori Magel, Board Chairperson
Rosemary Hernlein for