

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

**September 19, 2024**

**CALL TO ORDER:** Rosemary Hernlein called to order the meeting of the Board of Commissioners at 9:01 a.m. The meeting was held in person.

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

Commissioner, Rosemary Hernlein  
Commissioner, Lori Magel  
Commissioner, Milan Hanson  
Commissioner, Jay Stormberg  
Commissioner, Teresa Gaglio

**ABSENT:** Commissioner, Pat Stoddard  
Commissioner, Therese MacGregor

**VISITORS PRESENT:**

**EMPLOYEES PRESENT:** Jason Elzy, Executive Director (virtual)  
Brian Conover, Director of Finance  
Ryan Haynes, Director of Development  
Eric Hill, Development Specialist  
Jennifer Jennings, HCV Program Director  
Cara Carter, Director of Real Estate Operations  
Zuhey Rizo, Office Manager

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**

The minutes of August 15, 2024, were approved as presented.

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

**NEW BUSINESS:**

Approval of Resolution 2024-14; Authorizing Change of Time of Board Meeting. Lori Magel motioned for approval. Jay Stormberg seconded the motion. Rosemary Hernlein, Milan Hanson, and Teresa Gaglio voted in favor. Resolution passed

Approval of Resolution 2024-15; Authorizing signing of PHA 5-year Plan. Lori Magel motioned for approval. Jay Stormberg seconded the motion. Rosemary Hernlein, Milan Hanson, and Teresa Gaglio voted in favor. Resolution passed

Approval of Resolution 2024-16; Adopting Payment Standards 2024-2025. Jay Stormberg motioned for approval. Milan Hanson seconded the motion. Rosemary Hernlein, and Lori Magel voted in favor, Teresa Gaglio abstained. Resolution passed

**FINANCIALS:**

Brian provided a verbal overview of the July financials and 2023 Audit Report

**BILLS AND COMMUNICATION:** None

**DEPARTMENT REPORTS:**

**SECRETARY'S REPORT:** None

**UNFINISHED BUSINESS:** None

The regular meeting was adjourned at 9:13 a.m.

DATED: 11/21/24

*Rosemary Hernlein*

Rosemary Hernlein, Board Chairperson

*Lori Magel*  
Lori Magel, Vice Chair

ATTEST:

*Jason Elzy*

Jason Elzy, Secretary